

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 Yarra Bank Court, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,900,000

&

\$2,000,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Abbotsford

Period - From

01/10/2023

to

31/12/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

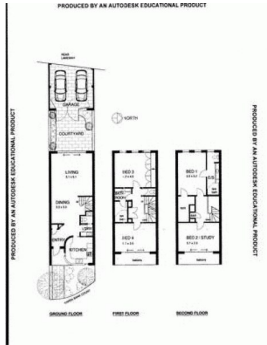
	Address of comparable property	Price	Date of sale
1	1 Yarra Bank Ct ABBOTSFORD 3067	\$2,300,000	17/02/2024
2	17 Valiant St ABBOTSFORD 3067	\$2,300,000	28/10/2023
3	71a Charles St ABBOTSFORD 3067	\$1,811,000	24/10/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/02/2024 15:40



4   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

December quarter 2023: \$1,300,000

## Comparable Properties



**1 Yarra Bank Ct ABBOTSFORD 3067 (REI)**

Agent Comments

4   3   2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)



**17 Valiant St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

3   3   2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 148 sqm approx



**71a Charles St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

4   3   1

**Price:** \$1,811,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Townhouse (Single)

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