

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

28 Lulie Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Abbotsford

Period - From 28/07/2022 to 27/07/2023 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	20 Lulie St ABBOTSFORD 3067	\$1,280,000	01/07/2023
2	6 Fairchild St ABBOTSFORD 3067	\$1,000,000	25/05/2023
3	31 Charles St ABBOTSFORD 3067	\$930,000	22/06/2023

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: 28/07/2023 09:10



Property Type:
Divorce/Estate/Family Transfers
Land Size: 93 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
28/07/2022 - 27/07/2023: \$1,285,000

Comparable Properties



20 Lulie St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)



6 Fairchild St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$1,000,000
Method: Sale
Date: 25/05/2023
Property Type: House - Attached House N.E.C.
Land Size: 135 sqm approx



31 Charles St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 22/06/2023
Property Type: House
Land Size: 165 sqm approx

Account - BigginScott | P: 03 9426 4000