# 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

29 Raphael Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$790,000		&		\$860,000				
Median sale p	rice								
Median price	\$1,215,000	Pro	operty Type	Hous	se		Suburb	Abbotsford	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Berry St RICHMOND 3121	\$935,000	18/05/2024
2	37 Smith St RICHMOND 3121	\$855,000	15/05/2024
3	5 Berry St RICHMOND 3121	\$850,000	01/06/2024

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:

20/06/2024 12:22









**Property Type:** House Agent Comments

Indicative Selling Price \$790,000 - \$860,000 Median House Price March quarter 2024: \$1,215,000

# **Comparable Properties**



8 Berry St RICHMOND 3121 (REI)

37 Smith St RICHMOND 3121 (REI)

1

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Price: \$935,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res) Agent Comments



**Price:** \$855,000 **Method:** Private Sale **Date:** 15/05/2024

2

Agent Comments



Date: 15/05/2024 Property Type: House

5 Berry St RICHMOND 3121 (REI)



Price: \$850,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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