

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 between \$790,000 & \$860,000

Median sale price

Median price \$1,215,000 Property Type House Suburb Abbotsford

Period - From 01/01/2024 to 31/03/2024 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	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)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)



37 Smith St RICHMOND 3121 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 15/05/2024

Property Type: House



5 Berry St RICHMOND 3121 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000