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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