

# 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

34 Henry Street, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Abbotsford

Period - From 01/07/2022 to 30/06/2023 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	12 Maugie St ABBOTSFORD 3067	\$1,125,000	05/08/2023
2	11 Church St ABBOTSFORD 3067	\$1,100,000	12/08/2023
3			

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: 18/08/2023 14:48



4 3 3

**Property Type:** House  
**Land Size:** 115 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending June 2023: \$1,300,000

## Comparable Properties



12 Maugie St ABBOTSFORD 3067 (REI)

**Agent Comments**

2 1 2

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)



11 Church St ABBOTSFORD 3067 (REI)

**Agent Comments**

3 1 1

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 185 sqm approx

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.

Account - Marshall White | P: 03 9822 9999