## 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	35 Studley Street, Abbotsford Vic 3067
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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### Median sale price

Median price	\$1,310,000	Pro	perty Type	House		Suburb	Abbotsford
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	399 Johnston St ABBOTSFORD 3067	\$1,056,500	22/03/2025
2	60 Victoria St FITZROY 3065	\$1,100,000	23/12/2024
3	19 Bennett St RICHMOND 3121	\$1,044,000	19/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2025 10:22







**1** 2 **1 1** 

Rooms: 3

Property Type: House

Land Size: 176.472 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2025: \$1,310,000

# Comparable Properties



399 Johnston St ABBOTSFORD 3067 (REI)

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**Agent Comments** 

**Price:** \$1,056,500 **Method:** Auction Sale **Date:** 22/03/2025

Property Type: House (Res)



60 Victoria St FITZROY 3065 (REI/VG)

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**Agent Comments** 

Price: \$1,100,000 Method: Private Sale Date: 23/12/2024 Property Type: House Land Size: 134 sqm approx



19 Bennett St RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$1,044,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 167 sqm approx

Account - BigginScott | P: 03 9426 4000





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