

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

36 Albert Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$949,000

Median sale price

Median price \$1,310,000

Property Type House

Suburb Abbotsford

Period - From 01/01/2023

to 31/12/2023

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	24 Cooke St ABBOTSFORD 3067	\$1,027,500	01/03/2024
2	10 Stafford St ABBOTSFORD 3067	\$1,000,000	10/10/2023
3	29 Cooke St ABBOTSFORD 3067	\$955,000	23/09/2023

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:

05/03/2024 14:00



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Rooms: 3
Property Type: House
Land Size: 168 sqm approx
 Agent Comments

Indicative Selling Price
 \$949,000
Median House Price
 Year ending December 2023: \$1,310,000

Comparable Properties



24 Cooke St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$1,027,500
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)



10 Stafford St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$1,000,000
Method: Private Sale
Date: 10/10/2023
Property Type: House
Land Size: 123 sqm approx



29 Cooke St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$955,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 137 sqm approx

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