

# 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

37 Clarke 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,285,000 Property Type House Suburb Abbotsford

Period - From 28/07/2022 to 27/07/2023 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	8 Raphael St ABBOTSFORD 3067	\$1,485,000	25/03/2023
2	136 Charles St ABBOTSFORD 3067	\$1,332,500	11/02/2023
3	20 Lulie St ABBOTSFORD 3067	\$1,280,000	01/07/2023

**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:

28/07/2023 09:36



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

28/07/2022 - 27/07/2023: \$1,285,000

## Comparable Properties



**8 Raphael St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,485,000

**Method:** Private Sale

**Date:** 25/03/2023

**Property Type:** House

**Land Size:** 203 sqm approx



**136 Charles St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,332,500

**Method:** Auction Sale

**Date:** 11/02/2023

**Property Type:** House (Res)

**Land Size:** 162 sqm approx



**20 Lulie St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** House (Res)

Account - BigginScott | P: 03 9426 4000