

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 399A Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Abbotsford

Period - From 01/04/2023 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	200 Nicholson St ABBOTSFORD 3067	\$1,160,000	28/04/2023
2	50 Bennett St RICHMOND 3121	\$1,051,210	24/03/2023
3	73 Baker St RICHMOND 3121	\$1,037,000	19/04/2023

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: 01/08/2023 12:10

Tony Doh
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2 1 -

Rooms: 4
Property Type: House
Land Size: 217 sqm approx
Agent Comments
Permit parking available

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
June quarter 2023: \$1,225,000

Comparable Properties



200 Nicholson St ABBOTSFORD 3067 (VG) **Agent Comments**

2 - -

Price: \$1,160,000
Method: Sale
Date: 28/04/2023
Property Type: House - Attached House N.E.C.
Land Size: 179 sqm approx



50 Bennett St RICHMOND 3121 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,051,210
Method: Sold Before Auction
Date: 24/03/2023
Property Type: House (Res)
Land Size: 217 sqm approx



73 Baker St RICHMOND 3121 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,037,000
Method: Sold Before Auction
Date: 19/04/2023
Property Type: House (Res)
Land Size: 147 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888