

# 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

3a Mayfield 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 \$2,275,000 & \$2,500,000

### 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 Valiant St ABBOTSFORD 3067	\$2,850,000	09/09/2023
2	18 Yarra Bank Ct ABBOTSFORD 3067	\$2,420,000	01/12/2023
3	17 Valiant St ABBOTSFORD 3067	\$2,300,000	28/10/2023

**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:

06/02/2024 10:47

3a Mayfield Street, Abbotsford Vic 3067



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,275,000 - \$2,500,000  
**Median House Price**  
Year ending December 2023: \$1,310,000

## Comparable Properties



**24 Valiant St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$2,850,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 322 sqm approx



**18 Yarra Bank Ct ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$2,420,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** House



**17 Valiant St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 148 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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