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	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betwee	\$2,275,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Hou	se		Suburb	Abbotsford
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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







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)



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

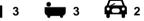
Agent Comments

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

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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



propertydata

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