

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

4/376 Church Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$1,120,000

&

\$1,180,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/07/2023

to

30/09/2023

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	15 Adam St BURNLEY 3121	\$1,150,000	04/10/2023
2	16/201 Wellington Pde EAST MELBOURNE 3002	\$1,100,000	21/07/2023
3	4/68 Rowena Pde RICHMOND 3121	\$1,100,000	16/08/2023

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:

18/10/2023 10:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,120,000 - \$1,180,000
Median Unit Price
September quarter 2023: \$575,000

Comparable Properties



15 Adam St BURNLEY 3121 (REI)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: Townhouse (Res)

16/201 Wellington Pde EAST MELBOURNE 3002 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 21/07/2023
Property Type: Flat/Unit/Apartment (Res)



4/68 Rowena Pde RICHMOND 3121 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 16/08/2023
Property Type: Townhouse (Res)