

# 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 Stafford 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)

Single price \$970,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Abbotsford

Period - From 01/10/2023

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	10 Stafford St ABBOTSFORD 3067	\$1,000,000	10/10/2023
2	12 Lambert St RICHMOND 3121	\$920,000	09/12/2023
3	34 Henry St ABBOTSFORD 3067	\$910,000	01/11/2023

**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:

23/02/2024 09:23



**Rooms:** 3  
**Property Type:** House  
**Land Size:** 126.072 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$970,000  
**Median House Price**  
 December quarter 2023: \$1,300,000

## Comparable Properties



**10 Stafford St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 10/10/2023  
**Property Type:** House  
**Land Size:** 123 sqm approx



**12 Lambert St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)



**34 Henry St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** House  
**Land Size:** 115 sqm approx

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