

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

6/1 Abbott Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$980,000 & \$1,030,000

Median sale price

Median price \$460,000 Property Type Unit 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	9/4 Urquhart St NORTHCOTE 3070	\$1,035,000	09/12/2023
2	15a Council St CLIFTON HILL 3068	\$1,005,000	21/10/2023
3	36/26 Victoria St FITZROY 3065	\$1,000,000	14/09/2023

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:

23/01/2024 20:22



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



9/4 Urquhart St NORTHCOTE 3070 (REI)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)



15a Council St CLIFTON HILL 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$1,005,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 95 sqm approx



36/26 Victoria St FITZROY 3065 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 14/09/2023

Property Type: Townhouse (Conjoined)