

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

73 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Abbotsford

Period - From 01/07/2022 to 30/06/2023 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	69 Gardner St RICHMOND 3121	\$1,465,000	08/07/2023
2	43 Cameron St RICHMOND 3121	\$1,450,000	04/05/2023
3	127 Keele St COLLINGWOOD 3066	\$1,300,000	15/07/2023

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: 15/08/2023 11:47



3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2023: \$1,300,000

Comparable Properties


69 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,465,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 142 sqm approx

43 Cameron St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,450,000

Method: Private Sale

Date: 04/05/2023

Property Type: House

Land Size: 186 sqm approx

127 Keele St COLLINGWOOD 3066 (REI)

Agent Comments

3 1 -

Price: \$1,300,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000