

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 8a William Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Abbotsford

Period - From 01/04/2023 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	8B William St ABBOTSFORD 3067	\$1,005,000	15/04/2023
2	29 Cooke St ABBOTSFORD 3067	\$955,000	23/09/2023
3	31 Charles St ABBOTSFORD 3067	\$930,000	22/06/2023

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:

25/09/2023 17:23



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Property Type: House
Land Size: 225 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 June quarter 2023: \$1,225,000

Comparable Properties

8B William St ABBOTSFORD 3067 (REI/VG) [Agent Comments](#)

3 1 1

Price: \$1,005,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 224 sqm approx



29 Cooke St ABBOTSFORD 3067 (REI) [Agent Comments](#)

2 1 1

Price: \$955,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)



31 Charles St ABBOTSFORD 3067 (REI/VG) [Agent Comments](#)

3 1 -

Price: \$930,000
Method: Private Sale
Date: 22/06/2023
Property Type: House
Land Size: 165 sqm approx