

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 99b Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,505,000 Property Type House Suburb Abbotsford

Period - From 01/01/2023 to 31/03/2023 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	16 Waterloo Rd COLLINGWOOD 3066	\$1,057,000	24/06/2023
2	9A Valiant St ABBOTSFORD 3067	\$965,000	10/04/2023
3	4/4 Little Buckingham St RICHMOND 3121	\$847,000	17/05/2023

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: 12/07/2023 10:27



 2
  1
  2

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 122 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2023: \$1,505,000

Comparable Properties



16 Waterloo Rd COLLINGWOOD 3066 (REI)

[Agent Comments](#)

 2
  2
  2

Price: \$1,057,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)



9A Valiant St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

 2
  1
  1

Price: \$965,000

Method: Sold Before Auction

Date: 10/04/2023

Property Type: Townhouse (Res)



4/4 Little Buckingham St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 2
  2
  1

Price: \$847,000

Method: Sold Before Auction

Date: 17/05/2023

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000