

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 Fairchild Street, Abbotsford, VIC 3067

Indicative selling price

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

Price Range \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,277,500 Property Type House Suburb Abbotsford (3067)

Period - From 01/06/2022 to 31/05/2023 Source CoreLogic

Comparable property sales

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
5 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$1,225,000	06/03/2023
105 CHARLES STREET, ABBOTSFORD VIC 3067	\$1,265,000	27/05/2023
43 TURNER STREET, ABBOTSFORD VIC 3067	\$1,200,000	15/07/2023

This Statement of Information was prepared on: 28/08/2023