

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

132 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

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	136 Charles St ABBOTSFORD 3067	\$1,332,500	11/02/2023
2	83 Roseneath St CLIFTON HILL 3068	\$1,240,000	10/12/2022
3	9 Trenerry Cr ABBOTSFORD 3067	\$1,145,000	25/03/2023

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:

16/05/2023 13:58



Property Type: House (Res)

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



136 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,332,500

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 162 sqm approx



83 Roseneath St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 186 sqm approx



9 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,145,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)