#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	
posicode	

#### Indicative selling price

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

Range between \$295,000 &	\$320,000
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#### Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	Abbotsford
Period - From	01/01/2024	to	31/12/2024	S	ource	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

1	709/4 Acacia PI ABBOTSFORD 3067	\$305,000	18/12/2024
2	3/36 Davison St RICHMOND 3121	\$300,000	30/11/2024
3	3/26 Gardner St RICHMOND 3121	\$290,000	20/09/2024

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:	11/02/2025 10:01
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Date of sale











**Property Type:**Agent Comments

Indicative Selling Price \$295,000 - \$320,000 Median Unit Price Year ending December 2024: \$530,000

## Comparable Properties



709/4 Acacia PI ABBOTSFORD 3067 (VG)

1







Agent Comments

Price: \$305,000 Method: Sale Date: 18/12/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

3/36 Davison St RICHMOND 3121 (REI)









**Agent Comments** 

Agent Comments

Price: \$300,000 Method: Private Sale Date: 30/11/2024

Property Type: Apartment



3/26 Gardner St RICHMOND 3121 (REI/VG)

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Price: \$290,000 Method: Private Sale Date: 20/09/2024 Property Type: Unit

Account - Bow Residential | P: (03) 8672 2942





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