

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

46 Henry Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Abbotsford

Period - From 01/10/2019

to 31/12/2019

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	1 Bath St ABBOTSFORD 3067	\$910,000	30/11/2019
2	29 Hotham St COLLINGWOOD 3066	\$860,000	07/09/2019
3	2a Bendigo St COLLINGWOOD 3066	\$855,000	19/10/2019

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:

25/02/2020 16:03

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Indicative Selling Price
\$880,000 - \$940,000
Median House Price
December quarter 2019: \$1,155,000



 2  1  0

Rooms: 3
Property Type: House (Res)
Land Size: 150 sqm approx
Agent Comments

Comparable Properties



1 Bath St ABBOTSFORD 3067 (REI)

Agent Comments

 2  1  -

Price: \$910,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: House (Res)



29 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2  1  -

Price: \$860,000
Method: Private Sale
Date: 07/09/2019
Property Type: House
Land Size: 112 sqm approx



2a Bendigo St COLLINGWOOD 3066 (REI)

Agent Comments

 2  1  -

Price: \$855,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 4
Property Type: House (Res)