

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

52 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Abbotsford

Period - From 01/10/2023 to 30/09/2024 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	21 Raphael St ABBOTSFORD 3067	\$910,000	07/11/2024
2	17 King St RICHMOND 3121	\$910,000	05/10/2024
3	6 Appleton St RICHMOND 3121	\$906,500	26/06/2024

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:

25/11/2024 09:38

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Indicative Selling Price

\$870,000 - \$930,000

Median House Price

Year ending September 2024: \$1,250,000



2 1 0

Property Type: House (Res)

Land Size: 209 sqm approx

Agent Comments

Comparable Properties



21 Raphael St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 -

Price: \$910,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: House



17 King St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$910,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)



6 Appleton St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$906,500

Method: Sold Before Auction

Date: 26/06/2024

Property Type: House (Res)

Land Size: 237 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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