

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 Federation Lane, Abbotsford Vic 3067

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$522,000

House

Unit

X

Suburb

Abbotsford

Period - From 01/04/2019

to

30/06/2019

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	17/1 Abbott St ABBOTSFORD 3067	\$955,000	30/06/2019
2	10/2 Groom St CLIFTON HILL 3068	\$925,000	22/05/2019
3	15/4 Urquhart St NORTHCOTE 3070	\$900,000	19/05/2019

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.

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Rooms:
Property Type: Townhouse (Res)
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
June quarter 2019: \$522,000

Comparable Properties



17/1 Abbott St ABBOTSFORD 3067 (REI)

[Agent Comments](#)



Price: \$955,000
Method: Private Sale
Date: 30/06/2019
Rooms: -
Property Type: Townhouse (Single)



10/2 Groom St CLIFTON HILL 3068 (REI/VG)

[Agent Comments](#)



Price: \$925,000
Method: Sold Before Auction
Date: 22/05/2019
Rooms: -
Property Type: Townhouse (Res)



15/4 Urquhart St NORTHCOTE 3070 (REI)

[Agent Comments](#)



Price: \$900,000
Method: Private Sale
Date: 19/05/2019
Rooms: -
Property Type: Townhouse (Single)