

Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

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

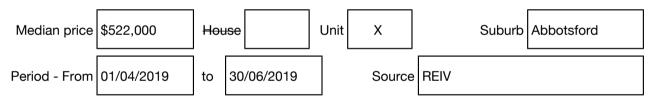
4 Federation Lane, Abbotsford Vic 3067 de

Indicative selling price

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

Range between	\$850,000	&	\$935,000	
Range between	\$850,000	&	\$935,000	

Median sale price



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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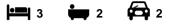
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





RT Edgar

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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)

1 - 1 3 **1** 2 **1**

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

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)



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

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