

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 LULIE STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

House

Suburb

Abbotsford

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

10 JAMES STREET ABBOTSFORD VIC 3067	\$950,000	09-Oct-24
132 NOONE STREET CLIFTON HILL VIC 3068	\$1,040,000	09-Aug-24
52 HOTHAM STREET COLLINGWOOD VIC 3066	\$1,040,000	14-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 15 November 2024

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**10 JAMES STREET ABBOTSFORD
VIC 3067**

2 1 -

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **09-Oct-24**

Distance **1.43km**



**132 NOONE STREET CLIFTON HILL
VIC 3068**

2 1 -

Sold Price ^{RS} **\$1,040,000** Sold Date **09-Aug-24**

Distance **0.3km**



**52 HOTHAM STREET
COLLINGWOOD VIC 3066**

2 1 -

Sold Price **\$1,040,000** Sold Date **14-Sep-24**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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