

## 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 St Phillips Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,295,000

#### Median sale price

Median price

\$1,224,000

House

X

Unit

Suburb

Abbotsford

Period - From

01/10/2017

to

30/09/2018

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	15-17 James St ABBOTSFORD 3067	\$1,160,000	08/10/2018
2	84 Park St ABBOTSFORD 3067	\$1,070,000	27/10/2018
3	23 Gray St CLIFTON HILL 3068	\$1,050,000	12/10/2018

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.

4 St Phillips Street, Abbotsford Vic 3067

Arthur Korf  
0413 757 353  
akorf@langwellharper.com.au



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,295,000  
**Median House Price**  
Year ending September 2018: \$1,224,000

Land value comparisons from a redevelopment perspective is the basis for the Statement of information taking into consideration the width of 10m and ROW access.

## Comparable Properties



**15-17 James St ABBOTSFORD 3067 (REI)**

**Agent Comments**



**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 08/10/2018  
**Rooms:** -  
**Property Type:** House



**84 Park St ABBOTSFORD 3067 (REI)**

**Agent Comments**



**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



**23 Gray St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 12/10/2018  
**Rooms:** -  
**Property Type:** House (Res)