

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

22 St Phillips Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Abbotsford

Period - From

01/10/2019

to

31/12/2019

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	31 Studley St ABBOTSFORD 3067	\$1,285,000	15/02/2020
2	21 Cooke St ABBOTSFORD 3067	\$1,236,000	16/11/2019
3	176 Gipps St ABBOTSFORD 3067	\$1,110,000	07/12/2019

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.~~

This Statement of Information was prepared on:

24/02/2020 17:19

22 St Phillips Street, Abbotsford Vic 3067

James Hallahan

03 9068 4850

0434517572

james@whitefoxrealestate.com.au



3 1 0

Property Type: House
Land Size: 110 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2019: \$1,155,000

Comparable Properties



31 Studley St ABBOTSFORD 3067 (REI)

Agent Comments

3 1 -

Price: \$1,285,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)



21 Cooke St ABBOTSFORD 3067 (REI)

Agent Comments

3 1 -

Price: \$1,236,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)



176 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$1,110,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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.