

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

16 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,271,000

House

X

Unit

Suburb Abbotsford

Period - From 01/04/2017

to

30/06/2017

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	21 Gordon St CLIFTON HILL 3068	\$1,320,000	09/09/2017
2	62 Marine Pde ABBOTSFORD 3067	\$1,312,000	04/05/2017
3	36 Rutland St CLIFTON HILL 3068	\$1,310,000	19/08/2017

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.



2
 1
 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2017: \$1,271,000

Comparable Properties



21 Gordon St CLIFTON HILL 3068 (REI)

Agent Comments

2
 1
 1

Price: \$1,320,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 221 sqm approx



62 Marine Pde ABBOTSFORD 3067 (REI)

Agent Comments

2
 1
 -

Price: \$1,312,000
Method: Sold Before Auction
Date: 04/05/2017
Rooms: -
Property Type: House (Res)



36 Rutland St CLIFTON HILL 3068 (REI)

Agent Comments

2
 1
 -

Price: \$1,310,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 148 sqm approx