Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/92-94 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$596,000	Pro	perty Type U	nit		Suburb	Abbotsford
Period - From	01/10/2024	to	31/12/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	602/39 Appleton St RICHMOND 3121	\$575,000	01/03/2025
2	4/165 Noone St CLIFTON HILL 3068	\$620,000	25/02/2025
3	112/55 Islington St COLLINGWOOD 3066	\$550,000	21/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2025 14:16





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51.0 35.4 MapTijer DpenStreetMap contributors

Rooms: 3

Property Type: Unit Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** December quarter 2024: \$596,000

Comparable Properties



602/39 Appleton St RICHMOND 3121 (REI)

Price: \$575,000 Method: Private Sale Date: 01/03/2025

Property Type: Apartment

Agent Comments



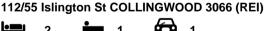
4/165 Noone St CLIFTON HILL 3068 (REI)

Price: \$620,000 Method: Private Sale Date: 25/02/2025

Agent Comments





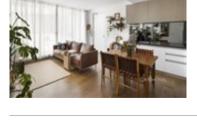


Price: \$550,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment

Property Type: Apartment

Agent Comments



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