

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

59 William Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,271,000

House

X

Unit

Suburb Abbotsford

Period - From 01/04/2017

to

30/06/2017

Source REIV

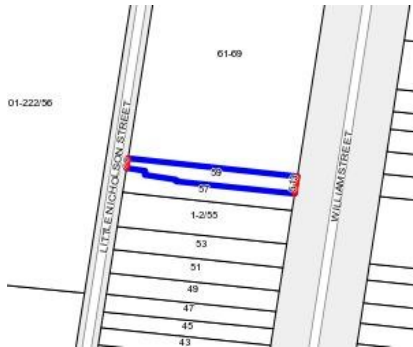
Comparable property sales (*Delete A or B below as applicable)

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	198 Gipps St ABBOTSFORD 3067	\$1,242,000	29/04/2017
2	13 Shelley St RICHMOND 3121	\$1,170,000	05/07/2017
3	60 Gardner St RICHMOND 3121	\$1,110,000	06/05/2017

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.~~



Rooms:

Property Type: House

Land Size: 812.605 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

June quarter 2017: \$1,271,000

Comparable Properties



198 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,242,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)



13 Shelley St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 05/07/2017

Rooms: 4

Property Type: House

Land Size: 220 sqm approx



60 Gardner St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 166 sqm approx