

-GR8 **EST8** **A G E N T S**

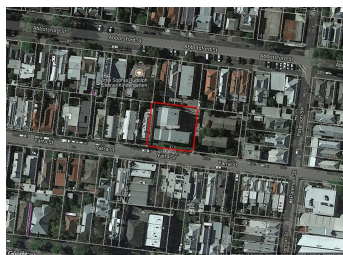
STATEMENT OF INFORMATION

1/136-138 YARRA STREET, ABBOTSFORD, VIC 3067

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/136-138 YARRA STREET, ABBOTSFORD,  2  1  1

Indicative Selling Price

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

Price Range: **\$430,000 to \$470,000**

MEDIAN SALE PRICE



ABBOTSFORD, VIC, 3067

Suburb Median Sale Price (Unit)

\$535,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6/29 CHURCH ST, ABBOTSFORD, VIC 3067  2  1  1

Sale Price

***\$505,000**

Sale Date: 11/11/2017

Distance from Property: 750m



10/163 GIPPS ST, ABBOTSFORD, VIC 3067  2  1  1

Sale Price

***\$537,000**

Sale Date: 02/11/2017

Distance from Property: 599m



18 GROSVENOR ST, ABBOTSFORD, VIC 3067  2  1  1

Sale Price

***\$435,000**

Sale Date: 27/11/2017

Distance from Property: 960m

This report has been compiled on 07/02/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 FLOCKHART ST, ABBOTSFORD, VIC 3067

 **2**  **1**  **1**

Sale Price

***\$430,000**

Sale Date: 13/11/2017

Distance from Property: 1km

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/136-138 YARRA STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$535,000

House

Unit

X

Suburb

ABBOTSFORD

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6/29 CHURCH ST, ABBOTSFORD, VIC 3067	*\$505,000	11/11/2017
10/163 GIPPS ST, ABBOTSFORD, VIC 3067	*\$537,000	02/11/2017
18 GROSVENOR ST, ABBOTSFORD, VIC 3067	*\$435,000	27/11/2017
11 FLOCKHART ST, ABBOTSFORD, VIC 3067	*\$430,000	13/11/2017