

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

75 Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$1,110,000

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	185 Gipps St ABBOTSFORD 3067	\$1,150,000	21/03/2020
2	48 Gold St COLLINGWOOD 3066	\$1,075,000	11/03/2020
3	19 Fairchild St ABBOTSFORD 3067	\$1,000,000	22/02/2020

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:

26/03/2020 09:47



Property Type: House
Land Size: 147.676 sqm approx
Agent Comments

Indicative Selling Price
 \$1,110,000
Median House Price
 December quarter 2019: \$1,155,000

Comparable Properties



185 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)



48 Gold St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,075,000
Method: Sold Before Auction
Date: 11/03/2020
Property Type: House (Res)



19 Fairchild St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 3
Property Type: House (Res)