

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	10 Valiant Street, Abbotsford Vic 3067
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,600,000	&	\$1,750,000
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**Median sale price**

Median price	\$1,185,000	House	X	Unit		Suburb	Abbotsford
Period - From	01/10/2018	to	31/12/2018	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		
2		
3		

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.

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**Indicative Selling Price**

\$1,600,000 - \$1,750,000

**Median House Price**

December quarter 2018: \$1,185,000



**Rooms:**

**Property Type:** Land (Res)

**Land Size:** 220 sqm approx

**Agent Comments**

Plans & Town Planning Permit for - 2 x 3 bed, 2 Bath Tri Level Town Homes 1 x 2 Bed,  
1 Bath Town Home



## Comparable Properties

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.