

# 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 6 Fairchild Street, Abbotsford, VIC 3067

### Indicative selling price

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

Price Range \$1,000,000 & \$1,075,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Abbotsford (3067)

Period - From 01/01/2022 to 31/12/2022 Source CoreLogic

### Comparable property sales

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
16 FAIRCHILD STREET, ABBOTSFORD VIC 3067	\$1,115,000	21/10/2022
12 FAIRCHILD STREET, ABBOTSFORD VIC 3067	\$1,222,000	11/12/2022
16 NICHOLSON STREET, ABBOTSFORD VIC 3067	\$1,000,000	04/11/2022

This Statement of Information was prepared on: 11/04/2023