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	29 Cooke Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,272,500 Property Type House Suburb Abbotsford

Period - From 30/08/2022 to 29/08/2023 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	79 Hunter St RICHMOND 3121	$960,000	31/05/2023
2	71 Keele St COLLINGWOOD 3066	$915,000	03/05/2023
3	62 Butler St RICHMOND 3121	$885,000	27/06/2023

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: 30/08/2023 15:22

29 Cooke Street, Abbotsford Vic 3067



2 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 137 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
30/08/2022 - 29/08/2023: $1,272,500

Comparable Properties



79 Hunter St RICHMOND 3121 (REI)

2 1 -

Price: $960,000
Method: Sold Before Auction
Date: 31/05/2023
Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments



71 Keele St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $915,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 234 sqm approx

Agent Comments



62 Butler St RICHMOND 3121 (REI)

2 1 -

Price: $885,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 110 sqm approx

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899

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