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	47 Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,280,000 Property Type House Suburb Abbotsford

Period - From 01/10/2020 to 30/09/2021 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 Lithgow St ABBOTSFORD 3067	$1,450,000	08/10/2021
2	67 Park St ABBOTSFORD 3067	$1,425,000	28/10/2021
3	7/144 Rose St FITZROY 3065	$1,390,000	19/10/2021

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: 03/11/2021 10:53

47 Yarra Street, Abbotsford Vic 3067



3 2.5 1

Rooms: 5
Property Type: House
Land Size: 123.4 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
Year ending September 2021: $1,280,000

Comparable Properties



2 Lithgow St ABBOTSFORD 3067 (REI)

3 2 2

Price: $1,450,000
Method: Private Sale
Date: 08/10/2021
Property Type: House

Agent Comments



67 Park St ABBOTSFORD 3067 (REI)

3 3 1

Price: $1,425,000
Method: Auction Sale
Date: 28/10/2021
Property Type: Townhouse (Res)

Agent Comments



7/144 Rose St FITZROY 3065 (REI)

3 1 1

Price: $1,390,000
Method: Auction Sale
Date: 19/10/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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