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	103A Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,290,000 Property Type House Suburb Abbotsford

Period - From 22/11/2020 to 21/11/2021 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	5/16 Abinger St RICHMOND 3121	$1,310,888	20/10/2021
2	105b Park St ABBOTSFORD 3067	$1,182,000	20/11/2021
3	1/75 Somerset St RICHMOND 3121	$1,165,000	14/10/2021

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: 22/11/2021 10:13

103A Park Street, Abbotsford Vic 3067



2 -

Property Type: House
Land Size: 106.809 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
22/11/2020 - 21/11/2021: $1,290,000

Comparable Properties



5/16 Abinger St RICHMOND 3121 (REI)

2 2 1

Price: $1,310,888
Method: Sold Before Auction
Date: 20/10/2021
Property Type: Townhouse (Res)

Agent Comments



105b Park St ABBOTSFORD 3067 (REI)

2 1 2

Price: $1,182,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Townhouse (Res)

Agent Comments



1/75 Somerset St RICHMOND 3121 (REI)

2 1 2

Price: $1,165,000
Method: Auction Sale
Date: 14/10/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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