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	13a Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,203,650 Property Type House Suburb Abbotsford

Period - From 01/07/2022 to 30/09/2022 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	7 Ellis St RICHMOND 3121	$1,250,000	19/07/2022
2	72A Yarra St ABBOTSFORD 3067	$1,200,000	11/10/2022
3	2/28 Bank St RICHMOND 3121	$1,180,000	01/07/2022

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: 15/11/2022 15:42

13a Raphael Street, Abbotsford Vic 3067

Lee Muddle
03 8415 6100
0449 130 331
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3 2 1

Property Type: House (Res)
Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2022: $1,203,650

Comparable Properties



7 Ellis St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,250,000
Method: Private Sale
Date: 19/07/2022
Property Type: House
Land Size: 140 sqm approx

Agent Comments

72A Yarra St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,200,000
Method: Private Sale
Date: 11/10/2022
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments



2/28 Bank St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,180,000
Method: Private Sale
Date: 01/07/2022
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig

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