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	307 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $940,000 & $990,000

Median sale price

Median price $1,450,000 Property Type House Suburb Abbotsford

Period - From 01/04/2021 to 31/03/2022 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	55 Campbell St COLLINGWOOD 3066	$950,000	15/02/2022
2	75 Gold St COLLINGWOOD 3066	$949,000	30/05/2022
3	78 Laity St RICHMOND 3121	$925,000	01/02/2022

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: 04/07/2022 14:00

307 Johnston Street, Abbotsford Vic 3067



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median House Price
Year ending March 2022: $1,450,000

Comparable Properties



55 Campbell St COLLINGWOOD 3066 (REI/VG)

3 1 -

Price: $950,000
Method: Sold Before Auction
Date: 15/02/2022
Property Type: House (Res)
Land Size: 146 sqm approx

Agent Comments



75 Gold St COLLINGWOOD 3066 (REI)

2 1 1

Price: $949,000
Method: Private Sale
Date: 30/05/2022
Property Type: House
Land Size: 191 sqm approx

Agent Comments

78 Laity St RICHMOND 3121 (VG)

3 - -

Price: $925,000
Method: Sale
Date: 01/02/2022
Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000

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