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	21 Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $1,432,500 Property Type House Suburb Abbotsford

Period - From 01/07/2021 to 30/06/2022 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	46 Raphael St ABBOTSFORD 3067	$950,000	17/08/2022
2	25 Raphael St ABBOTSFORD 3067	$950,000	05/07/2022
3	10 Loughnan St RICHMOND 3121	$868,000	30/04/2022

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: 06/09/2022 13:58

21 Raphael Street, Abbotsford Vic 3067



1 1 0

Rooms: 3
Property Type: House (Res)
Land Size: 110 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $900,000
Median House Price
Year ending June 2022: $1,432,500

Comparable Properties



46 Raphael St ABBOTSFORD 3067 (REI)

2 1 -

Price: $950,000
Method: Sold Before Auction
Date: 17/08/2022
Property Type: House (Res)

Agent Comments



25 Raphael St ABBOTSFORD 3067 (REI)

2 2 -

Price: $950,000
Method: Sold Before Auction
Date: 05/07/2022
Property Type: House (Res)

Agent Comments



10 Loughnan St RICHMOND 3121 (REI/VG)

1 1 -

Price: $868,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 83 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000

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