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	34 Abbotsford Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	175 Nicholson St ABBOTSFORD 3067	$1,740,000	04/10/2022
2	186 Gipps St ABBOTSFORD 3067	$1,720,000	26/09/2022
3			

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: 11/10/2022 08:53

34 Abbotsford Street, Abbotsford Vic 3067



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending June 2022: $1,432,500

Comparable Properties



175 Nicholson St ABBOTSFORD 3067 (REI)

5 2 -

Price: $1,740,000
Method: Private Sale
Date: 04/10/2022
Property Type: House
Land Size: 316 sqm approx

Agent Comments



186 Gipps St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,720,000
Method: Sold Before Auction
Date: 26/09/2022
Property Type: House (Res)
Land Size: 279 sqm approx

Agent Comments

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.

Account - Biggin & Scott | P: 03 9426 4000

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