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	10 Federation Lane, Abbotsford Vic 3067

Indicative selling price

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

Range between $900,000 & $945,000

Median sale price

Median price $1,060,000 Property Type House Suburb Abbotsford

Period - From 01/07/2018 to 30/06/2019 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	17/1 Abbott St ABBOTSFORD 3067	$955,000	30/06/2019
2	4 Federation La ABBOTSFORD 3067	$945,000	07/09/2019
3	51 Butler St RICHMOND 3121	$911,000	31/08/2019

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: 17/09/2019 14:36

10 Federation Lane, Abbotsford Vic 3067



3 0 1

Property Type: Townhouse (Single)
Land Size: 88.493 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $945,000
Median House Price
Year ending June 2019: $1,060,000

Comparable Properties



17/1 Abbott St ABBOTSFORD 3067 (REI)

3 2 1

Price: $955,000
Method: Private Sale
Date: 30/06/2019
Property Type: Townhouse (Single)

Agent Comments



4 Federation La ABBOTSFORD 3067 (REI)

3 2 2

Price: $945,000
Method: Auction Sale
Date: 07/09/2019
Property Type: Townhouse (Res)

Agent Comments



51 Butler St RICHMOND 3121 (REI)

3 2 1

Price: $911,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.