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<br>Including suburb and postcode | 218/15 Lithgow Street, Abbotsford Vic 3067 |

## Indicative selling price

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

Range between $880,000 & $930,000

## Median sale price

Median price $570,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2022 to 31/12/2022 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 | 6/25 River St RICHMOND 3121 | $910,000 | 15/02/2023 |
| 2 | 76 Little Charles St ABBOTSFORD 3067 | $838,800 | 12/12/2022 |
| 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: 12/04/2023 16:33

# 218/15 Lithgow Street, Abbotsford Vic 3067




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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$880,000 - $930,000
**Median Unit Price**
Year ending December 2022: $570,000

## Comparable Properties



**6/25 River St RICHMOND 3121 (REI)**

2 1 2

**Price:** $910,000
**Method:** Sold Before Auction
**Date:** 15/02/2023
**Property Type:** Unit

Agent Comments



**76 Little Charles St ABBOTSFORD 3067 (REI/VG)**

2 2 1

**Price:** $838,800
**Method:** Private Sale
**Date:** 12/12/2022
**Property Type:** Townhouse (Single)

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** - BigginScott | P: 03 9426 4000

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