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	69 Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,520,000 & $1,560,000

Median sale price

Median price $1,225,000 Property Type House Suburb Abbotsford

Period - From 01/04/2023 to 30/06/2023 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	50 Somerset St RICHMOND 3121	$1,557,000	28/03/2023
2	32 Marine Pde ABBOTSFORD 3067	$1,505,000	06/03/2023
3	19 Davison St RICHMOND 3121	$1,502,500	13/05/2023

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: 26/07/2023 16:07

69 Yarra Street, Abbotsford Vic 3067



3 -

Property Type: House - Attached House N.E.C.
Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price
$1,520,000 - $1,560,000
Median House Price
June quarter 2023: $1,225,000

Comparable Properties



50 Somerset St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,557,000
Method: Sold Before Auction
Date: 28/03/2023
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments

Presented well slightly larger than 69 Yarra in land size



32 Marine Pde ABBOTSFORD 3067 (REI/VG)

3 1 1

Price: $1,505,000
Method: Private Sale
Date: 06/03/2023
Property Type: House
Land Size: 290 sqm approx

Agent Comments

larger land though inferior street



19 Davison St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,502,500
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 286 sqm approx

Agent Comments

Bigger home with OSP inferior position Close to Victoria street

Account - BigginScott | P: 03 9426 4000

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