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	98 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $1,320,000 Property Type House Suburb Abbotsford

Period - From 01/07/2023 to 30/09/2023 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	113 Greeves St FITZROY 3065	$1,700,000	28/10/2023
2	140 Westgarth St FITZROY 3065	$1,650,000	21/11/2023
3	136 Cecil St FITZROY 3065	$1,520,000	09/12/2023

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: 19/12/2023 09:25

98 Charles Street, Abbotsford Vic 3067



2 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
September quarter 2023: $1,320,000

Comparable Properties



113 Greeves St FITZROY 3065 (REI)

2 1 -

Price: $1,700,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)

Agent Comments



140 Westgarth St FITZROY 3065 (REI)

3 1 1

Price: $1,650,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 182 sqm approx

Agent Comments



136 Cecil St FITZROY 3065 (REI)

2 1 -

Price: $1,520,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 199 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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