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	82 Little Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $829,000

Median sale price

Median price $512,500 Property Type Unit Suburb Abbotsford

Period - From 20/11/2022 to 19/11/2023 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	18b Mollison St ABBOTSFORD 3067	$818,000	08/11/2023
2	42 Little Kent St RICHMOND 3121	$820,000	11/11/2023
3	16b Mollison St ABBOTSFORD 3067	$810,000	19/08/2023

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: 20/11/2023 10:24

82 Little Charles Street, Abbotsford Vic 3067



2 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$829,000
Median Unit Price
20/11/2022 - 19/11/2023: $512,500

Comparable Properties

18b Mollison St ABBOTSFORD 3067 (REI)

2 2 1

Agent Comments

Price: $818,000
Method:
Date: 08/11/2023
Property Type: Unit



42 Little Kent St RICHMOND 3121 (REI)

2 1 1

Agent Comments

Price: $820,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)



16b Mollison St ABBOTSFORD 3067 (REI/VG)

2 2 1

Agent Comments

Price: $810,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000

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