Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	76 Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,375,000 & $1,450,000

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 five kilometres of the property for sale in the last 18 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	32 Cecil St FITZROY 3065	$1,500,000	05/08/2023
2	14 Grant St FITZROY NORTH 3068	$1,460,000	05/08/2023
3	71 Ramsden St CLIFTON HILL 3068	$1,400,000	19/08/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23/08/2023 09:51

76 Yarra Street, Abbotsford Vic 3067

Edward Hobbs
9426 4000
0411 725 263
ehobbs@bigginscott.com.au



2 1 1

Rooms: 2
Property Type: House (Res)
Land Size: 134 sqm approx

Agent Comments

Indicative Selling Price
$1,375,000 - $1,450,000
Median House Price
June quarter 2023: $1,225,000

Comparable Properties



32 Cecil St FITZROY 3065 (REI)

2 1 1

Price: $1,500,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)

Agent Comments



14 Grant St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,460,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)

Agent Comments



71 Ramsden St CLIFTON HILL 3068 (REI)

2 1 -

Price: $1,400,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.