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	81A Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,205,000 Property Type House Suburb Abbotsford

Period - From 25/01/2020 to 24/01/2021 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	46 Marine Pde ABBOTSFORD 3067	$1,580,000	27/07/2020
2	4 William St ABBOTSFORD 3067	$1,255,000	23/11/2020
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: 25/01/2021 10:11

81A Yarra Street, Abbotsford Vic 3067



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Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
25/01/2020 - 24/01/2021: $1,205,000

Comparable Properties



46 Marine Pde ABBOTSFORD 3067 (REI/VG)

3 1 2

Agent Comments

Price: $1,580,000
Method: Private Sale
Date: 27/07/2020
Rooms: 4
Property Type: House
Land Size: 411 sqm approx



4 William St ABBOTSFORD 3067 (REI)

3 1 2

Agent Comments

Price: $1,255,000
Method: Private Sale
Date: 23/11/2020
Rooms: 4
Property Type: House

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 - Biggin & Scott | P: 03 9429 9177

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.