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	140 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

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

Period - From 28/01/2020 to 27/01/2021 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	24 St Phillips St ABBOTSFORD 3067	$1,280,000	07/12/2020
2	67 Turner St ABBOTSFORD 3067	$1,267,000	12/11/2020
3	2 Raphael St ABBOTSFORD 3067	$1,220,000	28/11/2020

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: 28/01/2021 15:53

140 Park Street, Abbotsford Vic 3067



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 97 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
28/01/2020 - 27/01/2021: $1,205,000

Comparable Properties



24 St Phillips St ABBOTSFORD 3067 (REI/VG)

2 2 -

Price: $1,280,000
Method: Sold Before Auction
Date: 07/12/2020
Property Type: House (Res)
Land Size: 107 sqm approx

Agent Comments



67 Turner St ABBOTSFORD 3067 (REI/VG)

3 1 1

Price: $1,267,000
Method: Auction Sale
Date: 12/11/2020
Property Type: House (Res)
Land Size: 145 sqm approx

Agent Comments



2 Raphael St ABBOTSFORD 3067 (REI/VG)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 28/11/2020
Property Type: Townhouse (Res)
Land Size: 999 sqm approx

Agent Comments

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.