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	3/10 Valiant Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,411,000 Property Type House Suburb Abbotsford

Period - From 01/10/2021 to 31/12/2021 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	47 Yarra St ABBOTSFORD 3067	$1,380,000	10/12/2021
2	1/77 Nicholson St ABBOTSFORD 3067	$1,330,000	11/12/2021
3	6 Lincoln St RICHMOND 3121	$1,315,000	15/12/2021

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: 18/02/2022 10:17

3/10 Valiant Street, Abbotsford Vic 3067



3 2 1

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
December quarter 2021: $1,411,000

Comparable Properties



47 Yarra St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,380,000
Method: Private Sale
Date: 10/12/2021
Property Type: House (Res)

Agent Comments



1/77 Nicholson St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,330,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Townhouse (Single)

Agent Comments



6 Lincoln St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,315,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Townhouse (Res)
Land Size: 114 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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