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	33 Studley 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 $1,320,000 Property Type House Suburb Abbotsford

Period - From 01/07/2023 to 30/09/2023 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	5 Trenerry Cr ABBOTSFORD 3067	$1,225,000	03/06/2023
2	30 Percy St FITZROY NORTH 3068	$1,200,000	01/09/2023
3	43 Turner St ABBOTSFORD 3067	$1,200,000	15/07/2023

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: 25/10/2023 17:22

33 Studley Street, Abbotsford Vic 3067



2 1 1

Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2023: $1,320,000

Comparable Properties



5 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $1,225,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



30 Percy St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,200,000
Method: Private Sale
Date: 01/09/2023
Property Type: House

Agent Comments



43 Turner St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 147 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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