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	23 Fairchild Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $795,000

Median sale price

Median price $1,345,750 Property Type House Suburb Abbotsford

Period - From 01/01/2022 to 31/12/2022 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	141 Lennox St RICHMOND 3121	$805,000	10/09/2022
2			
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: 15/02/2023 13:27

23 Fairchild Street, Abbotsford Vic 3067



3 1

Rooms: 5
Property Type: House
Land Size: 143 sqm approx

Indicative Selling Price
$795,000
Median House Price
Year ending December 2022: $1,345,750

Agent Comments

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1) HERITAGE OVERLAY (HO320) Contributory

Comparable Properties



141 Lennox St RICHMOND 3121 (REI/VG)

2 1 -

Price: $805,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments

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 - BigginScott | P: 03 9426 4000

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