

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

27 Yarra Bank Court, Abbotsford Vic 3067

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Abbotsford

Period - From 17/06/2023

to 16/06/2024

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	1 Yarra Bank Ct ABBOTSFORD 3067	\$2,300,000	17/02/2024
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:

17/06/2024 15:37



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
17/06/2023 - 16/06/2024: \$1,277,500

Comparable Properties



1 Yarra Bank Ct ABBOTSFORD 3067 (REI/VG) Agent Comments

4 3 2

Price: \$2,300,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 166 sqm approx

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.