

# 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 46a Studley Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$545,000 Property Type Townhouse Suburb Abbotsford

Period - From 19/06/2023 to 18/06/2024 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	101b Park St ABBOTSFORD 3067	\$1,190,000	26/03/2024
2	119 Park St ABBOTSFORD 3067	\$1,190,000	20/04/2024
3	106 Little Charles St ABBOTSFORD 3067	\$965,000	16/03/2024

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: 19/06/2024 09:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
19/06/2023 - 18/06/2024: \$545,000

## Comparable Properties



**101b Park St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 26/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 105 sqm approx



**119 Park St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 101 sqm approx



**106 Little Charles St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Res)

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