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	26 Cooke Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $1,275,000 Property Type House Suburb Abbotsford

Period - From 01/04/2024 to 30/06/2024 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	27 Cooke St ABBOTSFORD 3067	$685,000	21/08/2024
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: 12/09/2024 11:04

26 Cooke Street, Abbotsford Vic 3067

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2 1 0

Property Type:
Land Size: 126 approx sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
June quarter 2024: $1,275,000

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.

Comparable Properties

27 Cooke St ABBOTSFORD 3067 (REI)

2 1 1

Agent Comments

Price: $685,000
Method:
Date: 21/08/2024
Property Type: House

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.

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