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	4/8b Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,250,000 Property Type House Suburb Abbotsford

Period - From 01/10/2023 to 30/09/2024 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	15 Griffiths St RICHMOND 3121	$1,870,000	03/10/2024
2	344a Highett St RICHMOND 3121	$1,630,000	21/09/2024
3	210 Young St FITZROY 3065	$1,850,000	29/06/2024

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: 12/11/2024 10:46

4/8b Park Street, Abbotsford Vic 3067



4 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending September 2024: $1,250,000

Comparable Properties



15 Griffiths St RICHMOND 3121 (REI)

4 3 2

Price: $1,870,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)

Agent Comments



344a Highett St RICHMOND 3121 (REI)

3 3 1

Price: $1,630,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 197 sqm approx

Agent Comments



210 Young St FITZROY 3065 (REI/VG)

3 2 2

Price: $1,850,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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