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	2/28 Abercrombie Street, Deepdene Vic 3103

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,055,000 Property Type Unit Suburb Deepdene

Period - From 22/11/2023 to 21/11/2024 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	2/6 Bernborough Av BALWYN 3103	$1,600,000	10/08/2024
2	1/6 Bevan St BALWYN 3103	$1,530,000	28/07/2024
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: 22/11/2024 09:04

2/28 Abercrombie Street, Deepdene Vic 3103

FLETCHERS



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median Unit Price
22/11/2023 - 21/11/2024: $1,055,000

Comparable Properties



2/6 Bernborough Av BALWYN 3103 (REI/VG)

3 2 2

Price: $1,600,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 336 sqm approx

Agent Comments



1/6 Bevan St BALWYN 3103 (REI/VG)

4 2 2

Price: $1,530,000
Method: Auction Sale
Date: 28/07/2024
Property Type: Townhouse (Res)
Land Size: 284 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 - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE | propertydata.com.au

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