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	36 Lulie Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,215,000 Property Type House Suburb Abbotsford

Period - From 14/01/2024 to 13/01/2025 Source Property Data

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.

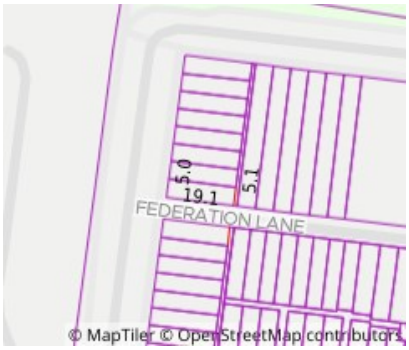
	Address of comparable property	Price	Date of sale
1	22 Ballarat St COLLINGWOOD 3066	$1,240,000	17/12/2024
2	235 Nicholson St ABBOTSFORD 3067	$1,262,000	07/12/2024
3	22 Urquhart St NORTHCOTE 3070	$1,290,000	30/11/2024

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: 14/01/2025 13:51

Nelson Alexander



Rooms: 5
Property Type: House
Land Size: 96.032 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
14/01/2024 - 13/01/2025: $1,215,000

Comparable Properties



22 Ballarat St COLLINGWOOD 3066 (REI)

3 | 1 | -

Price: $1,240,000
Method: Auction Sale
Date: 17/12/2024
Property Type: House (Res)

Agent Comments



235 Nicholson St ABBOTSFORD 3067 (REI)

2 | 2 | 1

Price: $1,262,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments



22 Urquhart St NORTHCOTE 3070 (REI)

3 | 1 | -

Price: $1,290,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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