

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	35 Albert Street, Abbotsford Vic 3067
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**Indicative selling price**

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

Range between	\$1,600,000	&	\$1,760,000
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**Median sale price**

Median price	\$1,271,000	House	X	Unit		Suburb	Abbotsford
Period - From	01/04/2017	to	30/06/2017	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	69-71 Stafford St ABBOTSFORD 3067	\$1,530,000	06/08/2017
2	26 William St ABBOTSFORD 3067	\$1,470,000	04/08/2017
3	48 Marine Pde ABBOTSFORD 3067	\$1,431,000	12/07/2017

**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.~~



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,760,000  
**Median House Price**  
 June quarter 2017: \$1,271,000

## Comparable Properties



**69-71 Stafford St ABBOTSFORD 3067 (REI)** Agent Comments



**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 06/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)



**26 William St ABBOTSFORD 3067 (REI)** Agent Comments



**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 04/08/2017  
**Rooms:** -  
**Property Type:** House (Res)



**48 Marine Pde ABBOTSFORD 3067 (REI)** Agent Comments



**Price:** \$1,431,000  
**Method:** Private Sale  
**Date:** 12/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)