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 35 Albert Street, Abbotsford Vic 3067 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$1,600,000			&	\$	51,76	60,000			
Median sale p	rice									
Median price	\$1,271,000	Hou	ise	Х	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.

Ad	dress 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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



petermarkovic





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



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

- 3

3



26 William St ABBOTSFORD 3067 (REI)

1

6 -

69-71 Stafford St ABBOTSFORD 3067 (REI)

3 3

Agent Comments

Agent Comments

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)

1 3

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

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