

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

19 Fairchild Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,155,000 Property Type House Suburb Abbotsford

Period - From 01/10/2019 to 31/12/2019 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	35 Hunter St ABBOTSFORD 3067	\$880,000	23/12/2019
2	2 Bendigo St COLLINGWOOD 3066	\$855,000	19/10/2019
3	9 Corsair St RICHMOND 3121	\$890,000	16/09/2019

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:

30/01/2020 08:53



Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

December quarter 2019: \$1,155,000

Comparable Properties



35 Hunter St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 23/12/2019

Rooms: 4

Property Type: House

Land Size: 155 sqm approx



2 Bendigo St COLLINGWOOD 3066 (VG)

Agent Comments



Price: \$855,000

Method: Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 189 sqm approx



9 Corsair St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$890,000

Method: Sale by Tender

Date: 16/09/2019

Rooms: 3

Property Type: House

Land Size: 122 sqm approx