



STATEMENT OF INFORMATION

64-66 ABBOTSFORD STREET, WEST MELBOURNE, VIC-3003

PREPARED BY JIM CHRISTOU, HARCOURTS FOOTSCRAY

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



64-66 ABBOTSFORD STREET, WEST

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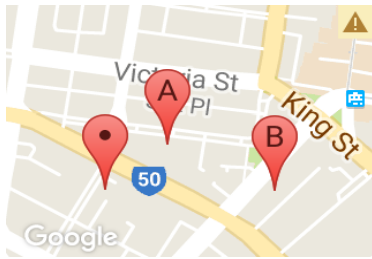
Indicative Selling Price

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

Price Range: \$1,240,000 to \$1,350,000

Provided by: Jim Christou, Harcourts Footscray

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (House)

\$1,101,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



53 MILLER ST, WEST MELBOURNE, VIC

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Sale Price

\$1,053,000

Sale Date: 22/04/2017

Distance from Property: 129m



53 HAWKE ST, WEST MELBOURNE, VIC

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Sale Price

\$1,400,000

Sale Date: 27/05/2017

Distance from Property: 275m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range: \$1,240,000 to \$1,350,000

Median sale price

Median price

\$1,101,500

House

Unit

Suburb

WEST MELBOURNE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
53 MILLER ST, WEST MELBOURNE, VIC 3003	\$1,053,000	22/04/2017
53 HAWKE ST, WEST MELBOURNE, VIC 3003	\$1,400,000	27/05/2017