

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

260 LANGRIDGE STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

33 YARRA STREET ABBOTSFORD VIC 3067	\$2,210,000	14-Apr-22
213 LANGRIDGE STREET ABBOTSFORD VIC 3067	\$1,857,777	19-Mar-22
5 YARRA BANK COURT ABBOTSFORD VIC 3067	\$1,850,000	03-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 18 September 2023



**33 YARRA STREET ABBOTSFORD
VIC 3067**

 3  2  2

Sold Price **\$2,210,000** Sold Date **14-Apr-22**

Distance **0.56km**



**213 LANGRIDGE STREET
ABBOTSFORD VIC 3067**

 3  2  2

Sold Price **\$1,857,777** Sold Date **19-Mar-22**

Distance **0.09km**



**5 YARRA BANK COURT
ABBOTSFORD VIC 3067**

 3  2  2

Sold Price **\$1,850,000** Sold Date **03-Jul-23**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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