

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

151 YARRA 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Abbotsford

Period-from

01 Feb 2024

to

31 Jan 2025

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

29 MATER STREET COLLINGWOOD VIC 3066	\$860,000	05-Oct-24
13 HILTON STREET CLIFTON HILL VIC 3068	\$850,000	13-Dec-24
6 RUTLAND STREET CLIFTON HILL VIC 3068	\$935,000	27-Nov-24

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.~~

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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



29 MATER STREET COLLINGWOOD Sold Price **\$860,000** Sold Date **05-Oct-24**
VIC 3066

2 1 1

Distance **1.44km**



13 HILTON STREET CLIFTON HILL Sold Price ^{RS} **\$850,000** Sold Date **13-Dec-24**
VIC 3068

2 1 -

Distance **1.61km**



6 RUTLAND STREET CLIFTON HILL Sold Price **\$935,000** Sold Date **27-Nov-24**
VIC 3068

2 1 -

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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