

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

508/627 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$460,000 & \$505,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2021 to 31/03/2022 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	316/11 Flockhart St ABBOTSFORD 3067	\$500,000	30/11/2021
2	622/1 Dyer St RICHMOND 3121	\$475,000	11/03/2022
3	306/12 Coppin St RICHMOND 3121	\$471,250	18/03/2022

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:

04/05/2022 10:06

Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

Indicative Selling Price

\$460,000 - \$505,000

Median Unit Price

Year ending March 2022: \$680,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



316/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 30/11/2021

Property Type: Apartment



622/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$475,000

Method: Private Sale

Date: 11/03/2022

Property Type: Apartment



306/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$471,250

Method: Private Sale

Date: 18/03/2022

Rooms: 3

Property Type: Apartment