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	508/627 Victoria Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$505,000
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Median sale price

Median price	\$680,000	Pro	perty Type Ur	nit		Suburb	Abbotsford
Period - From	01/04/2021	to	31/03/2022	So	urce	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

Add	dress 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 comparableproperties 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
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WHITEFOX

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





Agent Comments

Comparable Properties



316/11 Flockhart St ABBOTSFORD 3067

(REI/VG) **--** 2



Price: \$500,000 Method: Private Sale Date: 30/11/2021

Property Type: Apartment

Agent Comments



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



Price: \$475,000 Method: Private Sale Date: 11/03/2022

Property Type: Apartment

Agent Comments



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



Price: \$471,250 Method: Private Sale Date: 18/03/2022 Rooms: 3

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699





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