

# 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 304B/609 Victoria Street, Abbotsford, VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$620,000

### Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Abbotsford (3067)

Period - From

09/04/2023

to

09/04/2024

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

A

These are two 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

719A/609 VICTORIA STREET, ABBOTSFORD VIC 3067

\$645,000

21/03/2022

801A/609 VICTORIA STREET, ABBOTSFORD VIC 3067

\$600,000

23/11/2023

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: 09/04/2024