

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

502B/609-615 VICTORIA 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2023

to

31 May 2024

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

102A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$580,000	08-Dec-23
204/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$600,000	09-May-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.

This Statement of Information was prepared on: 04 June 2024

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**102A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price **\$580,000** Sold Date **08-Dec-23**

 2  2  1

Distance **0.05km**



**204/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price ^{RS} **\$600,000** Sold Date **09-May-24**

 2  2  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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