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

503b/601 Victoria Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$410,000		&		\$450,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	4/11 Shamrock St ABBOTSFORD 3067	\$425,000	03/11/2023
2	302A/8 Grosvenor St ABBOTSFORD 3067	\$450,000	05/07/2023
3	61/73 River St RICHMOND 3121	\$436,000	07/06/2023

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:

05/12/2023 10:27



503b/601 Victoria Street, Abbotsford Vic 3067

BigginScott^{*}





Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price September quarter 2023: \$575,000

Comparable Properties

4/11 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$425,000 Method: Date: 03/11/2023 Property Type: House

302A/8 Grosvenor St ABBOTSFORD 3067 (VG) Agent Comments



Price: \$450,000 Method: Sale Date: 05/07/2023 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

61/73 River St RICHMOND 3121 (VG)

Agent Comments



Price: \$436,000 Method: Sale Date: 07/06/2023 Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



propertydata

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