

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

403/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$619,250

Property Type Unit

Suburb Abbotsford

Period - From 01/07/2021

to 30/06/2022

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	33/8 Royal La FITZROY 3065	\$780,000	22/01/2022
2	101/144 Queens Pde FITZROY NORTH 3068	\$720,000	05/03/2022
3	511/251 Johnston St ABBOTSFORD 3067	\$680,000	01/04/2022

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:

19/07/2022 10:50



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
Year ending June 2022: \$619,250

Comparable Properties



33/8 Royal La FITZROY 3065 (REI)

Agent Comments

2 2 2

Price: \$780,000
Method: Private Sale
Date: 22/01/2022
Property Type: Apartment



101/144 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments

2 2 1

Price: \$720,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment



511/251 Johnston St ABBOTSFORD 3067 (REI) **Agent Comments**

2 2 1

Price: \$680,000
Method: Private Sale
Date: 01/04/2022
Property Type: Apartment

Account - Love & Co