

## 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

14/11 Flockhart 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

Storage unit

Suburb

Abbotsford

Period-from

01 Oct 2018

to

30 Sep 2019

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

105/11 Flockhart Street Abbotsford VIC 3067	\$412,500	05-Aug-19
304/18 Grosvenor Street Abbotsford VIC 3067	\$365,000	13-Jun-19
5/11 Flockhart Street Abbotsford VIC 3067	\$355,000	18-Jul-19

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: 11 October 2019



**105/11 Flockhart Street Abbotsford  
VIC 3067**

Sold Price

**\$412,500**

Sold Date **05-Aug-19**

2 1 1

Distance -



**304/18 Grosvenor Street  
Abbotsford VIC 3067**

Sold Price

**\$365,000**

Sold Date **13-Jun-19**

2 1 -

Distance -



**5/11 Flockhart Street Abbotsford  
VIC 3067**

Sold Price

**\$355,000<sup>UN</sup>**

Sold Date **18-Jul-19**

2 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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