

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

902D/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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2023

to

30 Apr 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

312/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$341,000	08-Feb-24
611/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$315,000	21-Feb-24
514/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$315,000	10-Jan-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: 21 May 2024



**312/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$341,000** Sold Date **08-Feb-24**

Distance **0km**



**611/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

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Sold Price **\$315,000** Sold Date **21-Feb-24**

Distance **0.04km**



**514/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

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Sold Price

Sold Date **10-Jan-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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