

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

306/11 FLOCKHART 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

\$419,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2023

to

31 Aug 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

918/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$385,000	23-Apr-24
211/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$457,000	17-Mar-24
15/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$480,000	26-Apr-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: 02 September 2024



**918/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$385,000** Sold Date **23-Apr-24**

Distance **0.14km**

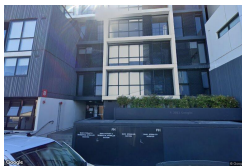


**211/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$457,000** Sold Date **17-Mar-24**

Distance **0.07km**



**15/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

 2  1  -

Sold Price ^{RS} **\$480,000** Sold Date **26-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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