

## 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 103/11 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)

Single price \$410,000

#### Median sale price

Median price \$546,500 House Unit X Suburb Abbotsford

Period - From 01/04/2017 to 31/03/2018 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	BG11/8 Grosvenor St ABBOTSFORD 3067	\$440,000	17/02/2018
2	225/8 Grosvenor St ABBOTSFORD 3067	\$418,000	23/12/2017
3	EG18/11 Flockhart St ABBOTSFORD 3067	\$395,000	26/03/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**BG11/8 Grosvenor St ABBOTSFORD 3067 (REI)**



**Price:** \$440,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

Larger out door area, private street access, vacant possession.

**225/8 Grosvenor St ABBOTSFORD 3067 (VG)**



**Price:** \$418,000

**Method:** Sale

**Date:** 23/12/2017

**Rooms:** -

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

Agent Comments



**EG18/11 Flockhart St ABBOTSFORD 3067 (REI)**



**Price:** \$395,000

**Method:** Private Sale

**Date:** 26/03/2018

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

no car space making this property a lower price.