hockingstuart

Edward Llovd 03 9421 7100 0408 276 103

elloyd@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

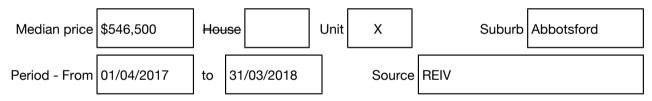
Address Including suburb and postcode 103/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$410,000

Median sale price



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.

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Rooms: Property Type: Agent Comments Edward Lloyd 03 9421 7100 0408 276 103 elloyd@hockingstuart.com.au

Indicative Selling Price \$410,000 Median Unit Price Year ending March 2018: \$546,500

Comparable Properties



225/8 Grosvenor St ABBOTSFORD 3067 (VG) Agent Comments



Price: \$418,000 Method: Sale Date: 23/12/2017 Rooms: -Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



EG18/11 Flockhart St ABBOTSFORD 3067 (REI)

4 2 🗰 1 🏟

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.



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