

# 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

E402/11 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)

Range between

\$595,000

&

\$654,500

### Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

Abbotsford

Period - From

01/07/2022

to

30/09/2022

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	11/55 Bendigo St RICHMOND 3121	\$690,000	27/10/2022
2	410/20 Burnley St RICHMOND 3121	\$625,000	18/10/2022
3	408/6 Lord St RICHMOND 3121	\$619,500	29/09/2022

**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.~~

This Statement of Information was prepared on:

03/11/2022 15:57



**Property Type:**

Agent Comments

## Comparable Properties



**11/55 Bendigo St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Auction Sale

**Date:** 27/10/2022

**Property Type:** Unit



**410/20 Burnley St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 18/10/2022

**Property Type:** Apartment



**408/6 Lord St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$619,500

**Method:** Private Sale

**Date:** 29/09/2022

**Property Type:** Apartment