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

804/615 Victoria Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$275,000		&		\$295,000			
Median sale p	rice							
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	410/4 Acacia PI ABBOTSFORD 3067	\$280,000	26/09/2024
2	7/183 Coppin St RICHMOND 3121	\$290,000	17/06/2024
3	335/20 Shamrock St ABBOTSFORD 3067	\$290,000	11/06/2024

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:

25/11/2024 10:58

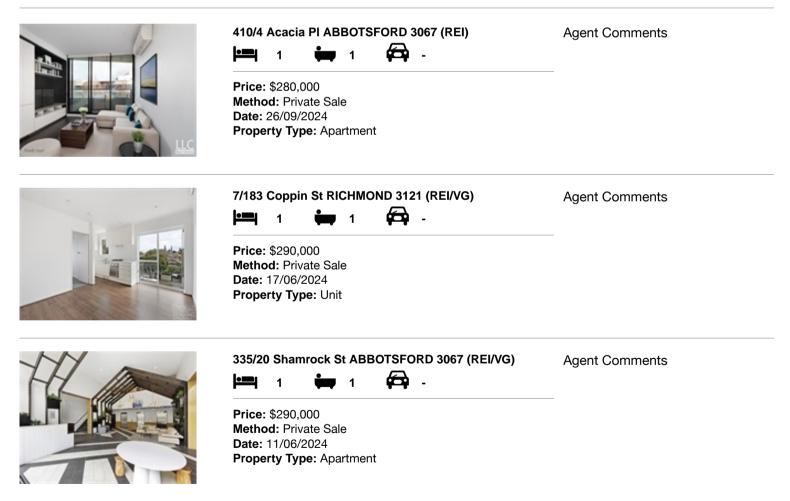






Property Type: Agent Comments Indicative Selling Price \$275,000 - \$295,000 Median Unit Price Year ending September 2024: \$485,000

Comparable Properties



Account - Bow Residential | P: (03) 8672 2942



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