

## 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 607A/609 Victoria 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 \$550,000 & \$580,000

#### 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	202/162 Albert St EAST MELBOURNE 3002	\$580,000	13/12/2017
2	202/88 Trenerry Cr ABBOTSFORD 3067	\$570,000	27/12/2017
3	404a/609 Victoria St ABBOTSFORD 3067	\$555,000	10/02/2018

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:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$550,000 - \$580,000

**Median Unit Price**

Year ending March 2018: \$546,500

## Comparable Properties

**202/162 Albert St EAST MELBOURNE 3002 (VG)**

**Agent Comments****Price:** \$580,000**Method:** Sale**Date:** 13/12/2017**Rooms:** -**Property Type:** Strata Unit/Flat

**202/88 Trenerry Cr ABBOTSFORD 3067 (REI)**

**Agent Comments****Price:** \$570,000**Method:** Auction Sale**Date:** 27/12/2017**Rooms:** -**Property Type:** Apartment

**404a/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments****Price:** \$555,000**Method:** Auction Sale**Date:** 10/02/2018**Rooms:** 3**Property Type:** Apartment