

Date of sale

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and	607A/609 Victoria Street, Abbotsford Vic 3067
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$580,000
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Median sale price

Median price	\$546,500	Hou	Ise	Unit	Х	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

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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

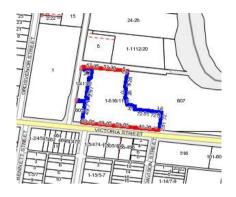
OR

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.











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)

-2





Price: \$580,000 Method: Sale Date: 13/12/2017 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

202/88 Trenerry Cr ABBOTSFORD 3067 (REI)

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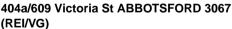


Price: \$570,000 Method: Auction Sale Date: 27/12/2017

Rooms: -

Property Type: Apartment

Agent Comments



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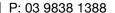
Price: \$555,000 Method: Auction Sale Date: 10/02/2018

Rooms: 3

Property Type: Apartment

Agent Comments









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