

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 206/11 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

Median price \$582,500 House Unit X Suburb Abbotsford

Period - From 01/10/2017 to 31/12/2017 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	225/8 Grosvenor St ABBOTSFORD 3067	\$418,000	23/12/2017
2	408/136 Burnley St RICHMOND 3121	\$400,000	16/10/2017
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.



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

225/8 Grosvenor St ABBOTSFORD 3067 (VG)

Agent Comments

2 - -

Price: \$418,000

Method: Sale

Date: 23/12/2017

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

408/136 Burnley St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$400,000

Method: Sale

Date: 16/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



EG18/11 Flockhart St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$395,000

Method: Private Sale

Date: 26/03/2018

Rooms: 3

Property Type: Apartment