## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

416a/609-641 Victoria Street, Abbotsford Vic 3067
I

#### Indicative selling price

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

Range between \$625,000 & \$675,000	Range between	\$625,000	&	\$675,000
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#### Median sale price

Median price	\$568,500	Pro	perty Type	Townhouse		Suburb	Abbotsford
Period - From	09/08/2023	to	08/08/2024		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	204/1 Dyer St RICHMOND 3121	\$630,000	06/06/2024
2	4/47 Murphy St RICHMOND 3121	\$689,000	06/06/2024
3	912/627 Victoria St ABBOTSFORD 3067	\$600,000	10/02/2024

#### 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:	09/08/2024 17:57
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Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$625,000 - \$675,000 **Median Townhouse Price** 09/08/2023 - 08/08/2024: \$568,500

# Comparable Properties



204/1 Dyer St RICHMOND 3121 (REI/VG)





**Agent Comments** 

Price: \$630,000 Method: Private Sale Date: 06/06/2024

Property Type: Apartment



4/47 Murphy St RICHMOND 3121 (REI)







Price: \$689,000 Method: Private Sale Date: 06/06/2024

Property Type: Apartment

Agent Comments



912/627 Victoria St ABBOTSFORD 3067

(REI/VG)







Price: \$600.000 Method: Private Sale Date: 10/02/2024

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 07 3037 0255





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