

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

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$568,500 Property 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



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)

Agent Comments



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



912/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 10/02/2024
Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255