

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

402/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$709,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Abbotsford

Period - From

12/04/2022

to

11/04/2023

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	8/330 Johnston St ABBOTSFORD 3067	\$739,000	09/12/2022
2	206/132 Smith St COLLINGWOOD 3066	\$700,000	01/12/2022
3	126/125 Turner St ABBOTSFORD 3067	\$685,000	27/11/2022

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:

12/04/2023 13:36



Property Type:
Agent Comments

Indicative Selling Price
\$709,000
Median Unit Price
12/04/2022 - 11/04/2023: \$500,000

Comparable Properties



8/330 Johnston St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$739,000
Method: Private Sale
Date: 09/12/2022
Property Type: Apartment



206/132 Smith St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 01/12/2022
Property Type: Apartment



126/125 Turner St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 27/11/2022
Property Type: Apartment

Account - Love & Co