

# 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

612/11 Flockhart Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2019

to

30/09/2020

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	3/139 Lennox St RICHMOND 3121	\$460,000	07/10/2020
2	104/115 Church St RICHMOND 3121	\$450,000	12/06/2020
3	220/8 Grosvenor St ABBOTSFORD 3067	\$430,000	20/07/2020

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:

19/11/2020 09:56



**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit  
**Agent Comments**

**Indicative Selling Price**  
\$449,000

**Median Unit Price**  
Year ending September 2020: \$610,000

## Comparable Properties



**3/139 Lennox St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 07/10/2020  
**Property Type:** Apartment

**104/115 Church St RICHMOND 3121 (VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Sale  
**Date:** 12/06/2020  
**Property Type:** Strata Unit/Flat



**220/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 20/07/2020  
**Rooms:** 3  
**Property Type:** Apartment