

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

605/627 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

414A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$660,000	11-Dec-22
710A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$580,000	22-Jan-23
402/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$600,000	11-Nov-22

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 6 months.

This Statement of Information was prepared on: 20 April 2023



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**414A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$660,000** Sold Date **11-Dec-22**

Distance **0.08km**



**710A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$580,000** Sold Date **22-Jan-23**

Distance **0.08km**



**402/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$600,000** Sold Date **11-Nov-22**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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