

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

803/11 Flockhart 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2020

to

28 Feb 2021

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

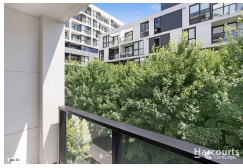
Date of sale

111/11 Flockhart Street Abbotsford VIC 3067	\$410,000	23-Feb-21
504/11 Flockhart Street Abbotsford VIC 3067	\$440,000	10-Dec-20
3/11 Shamrock Street Abbotsford VIC 3067	\$440,000	15-Dec-20

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: 02 March 2021



**111/11 Flockhart Street Abbotsford
VIC 3067**

Sold Price

^{RS} **\$410,000**

Sold Date

23-Feb-21

 2

 1

 1

Distance

-



**504/11 Flockhart Street Abbotsford
VIC 3067**

Sold Price

\$440,000

Sold Date

10-Dec-20

 2

 1

 1

Distance

-



**3/11 Shamrock Street Abbotsford
VIC 3067**

Sold Price

Sold Date

15-Dec-20

 2

 1

 1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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