

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

A711/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$600,000

 &

\$660,000

Median sale price

Median price

\$540,000

 Property Type

Unit

 Suburb

Abbotsford

Period - From

01/07/2024

 to

30/09/2024

 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	202B/609 Victoria St ABBOTSFORD 3067	\$605,000	06/11/2024
2	103B/609 Victoria St ABBOTSFORD 3067	\$650,000	17/06/2024
3	602B/609 Victoria St ABBOTSFORD 3067	\$620,000	13/06/2024

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:

09/12/2024 15:58



2
 2
 1

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 September quarter 2024: \$540,000

Comparable Properties



202B/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

2
 2
 1

Price: \$605,000
Method: Private Sale
Date: 06/11/2024
Property Type: Apartment



103B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2
 2
 1

Price: \$650,000
Method: Private Sale
Date: 17/06/2024
Property Type: Apartment



602B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2
 2
 1

Price: \$620,000
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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