

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

902/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2020

to 31/03/2021

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	403B/609 Victoria St ABBOTSFORD 3067	\$653,500	14/04/2021
2	107/63 William St ABBOTSFORD 3067	\$690,000	30/03/2021
3			

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:

13/07/2021 15:48



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

403B/609 Victoria St ABBOTSFORD 3067
(REI/VG)

Agent Comments



Price: \$653,500

Method: Sold Before Auction

Date: 14/04/2021

Rooms: 4

Property Type: Apartment



107/63 William St ABBOTSFORD 3067
(REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 30/03/2021

Property Type: Apartment

Land Size: 12 sqm approx

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.