

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

&

\$640,000

Median sale price

Median price

\$596,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2024

to

31/12/2024

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	818A/609 Victoria St ABBOTSFORD 3067	\$628,000	09/11/2024
2	202B/609 Victoria St ABBOTSFORD 3067	\$605,000	06/11/2024
3	2G/13 Acacia Pl ABBOTSFORD 3067	\$627,000	25/09/2024

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:

21/01/2025 13:27



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

December quarter 2024: \$596,000

Comparable Properties



818A/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

 2
  2
  1

Price: \$628,000

Method: Private Sale

Date: 09/11/2024

Property Type: Apartment



202B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$605,000

Method: Private Sale

Date: 06/11/2024

Property Type: Apartment

2G/13 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$627,000

Method: Private Sale

Date: 25/09/2024

Property Type: Unit

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



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