

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

1002/251 JOHNSTON 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Nov 2021

to

31 Oct 2022

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

1006/251 JOHNSTON STREET ABBOTSFORD VIC 3067	\$1,225,000	01-May-22
2/28 NAPOLEON STREET COLLINGWOOD VIC 3066	\$1,216,000	24-Aug-22
401/55 ISLINGTON STREET COLLINGWOOD VIC 3066	\$1,080,000	20-Jun-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: 14 November 2022

**1006/251 JOHNSTON STREET
ABBOTSFORD VIC 3067**

3 0 0

Sold Price **\$1,225,000** Sold Date **01-May-22**Distance **0km****2/28 NAPOLEON STREET
COLLINGWOOD VIC 3066**

3 2 2

Sold Price **\$1,216,000** Sold Date **24-Aug-22**Distance **0.74km****401/55 ISLINGTON STREET
COLLINGWOOD VIC 3066**

3 2 1

Sold Price **\$1,080,000** Sold Date **20-Jun-22**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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