

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

607A/609-615 VICTORIA 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2023

to

31 Mar 2024

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

202/1 TURNER STREET ABBOTSFORD VIC 3067	\$580,000	15-Mar-24
205/20 BURNLEY STREET RICHMOND VIC 3121	\$585,000	24-Feb-24
311/71 CANTERBURY STREET RICHMOND VIC 3121	\$546,000	22-Feb-24

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: 18 April 2024



**202/1 TURNER STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price

^{RS}

\$580,000

Sold Date

15-Mar-24

Distance

1.67km



**205/20 BURNLEY STREET
RICHMOND VIC 3121**

2 2 1

Sold Price

\$585,000

Sold Date

24-Feb-24

Distance

0.25km



**311/71 CANTERBURY STREET
RICHMOND VIC 3121**

2 2 1

Sold Price

\$546,000

Sold Date

22-Feb-24

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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