

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 509b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$359,000 & \$379,000

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	502D/615 Victoria St ABBOTSFORD 3067	\$370,000	22/10/2024
2	401d/615 Victoria St ABBOTSFORD 3067	\$362,500	20/09/2024
3	610B/609 Victoria St ABBOTSFORD 3067	\$375,000	20/08/2024

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: 05/12/2024 09:20



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$359,000 - \$379,000

Median Unit Price

September quarter 2024: \$540,000

Comparable Properties



502D/615 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

Price: \$370,000

Method: Private Sale

Date: 22/10/2024

Property Type: Apartment



401d/615 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

Price: \$362,500

Method: Private Sale

Date: 20/09/2024

Property Type: Unit



610B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 20/08/2024

Property Type: Apartment

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