### 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 | cons | sumer.vic.go | ov.au/ | /underquot | ing  |        |            |
|-----------------|-------------------|------|--------------|--------|------------|------|--------|------------|
| Range betweer   | \$359,000         |      | &            |        | \$379,000  |      |        |            |
| Median sale p   | rice              |      |              |        |            |      |        |            |
| Median price    | \$540,000         | Pro  | operty Type  | Unit   |            |      | Suburb | Abbotsford |
| Period - From   | 01/07/2024        | to   | 30/09/2024   |        | So         | urce | 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.

| Ad | dress 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



# **Dingle Partners**

Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$359,000 - \$379,000 **Median Unit Price** September guarter 2024: \$540,000

## **Comparable Properties**



Price: \$370,000 Method: Private Sale Date: 22/10/2024 Property Type: Apartment

401d/615 Victoria St ABBOTSFORD 3067 (REI)

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502D/615 Victoria St ABBOTSFORD 3067 (REI)

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Agent Comments

Agent Comments



Price: \$362,500 Method: Private Sale Date: 20/09/2024 Property Type: Unit

1

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

1

Agent Comments



Price: \$375,000 Method: Private Sale Date: 20/08/2024 Property Type: Apartment

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



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