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

308b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$350,000		&		\$380,000				
Median sale price									
Median price	\$596,000	Pro	operty Type	Unit			Suburb	Abbotsford	
Period - From	01/10/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	509B/609 Victoria St ABBOTSFORD 3067	\$366,000	12/12/2024
2	502D/615 Victoria St ABBOTSFORD 3067	\$370,000	22/10/2024
3	307B/609 Victoria St ABBOTSFORD 3067	\$380,000	16/10/2024

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:

26/02/2025 16:36









Property Type: Agent Comments Indicative Selling Price \$350,000 - \$380,000 Median Unit Price December quarter 2024: \$596,000

Comparable Properties

Deter Harave	509B/609 Victoria St ABBOTSFORD 3067 (REI/VG) Image: 1 Image: 1 Price: \$366,000 Method: Private Sale Date: 12/12/2024 Rooms: 2 Property Type: Apartment	Agent Comments
	502D/615 Victoria St ABBOTSFORD 3067 (REI) Image: 1 Image: 1 Price: \$370,000 Method: Private Sale Date: 22/10/2024 Property Type: Apartment	Agent Comments
	307B/609 Victoria St ABBOTSFORD 3067 (VG) 1 →	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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