

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

510A/677-679 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2023

to

29 Feb 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

404/19 QUEENS ROAD MELBOURNE VIC 3004	\$850,000	29-Dec-22
78D NAPIER STREET SOUTH MELBOURNE VIC 3205	\$750,000	30-Nov-22
231 VICTORIA ROAD NORTHCOTE VIC 3070	\$860,000	11-Mar-23

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: 13 March 2024

**MANDY LEE**

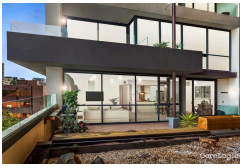
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**404/19 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$850,000** Sold Date **29-Dec-22**Distance **4.68km****78D NAPIER STREET SOUTH
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$750,000** Sold Date **30-Nov-22**Distance **4.9km****231 VICTORIA ROAD NORTHCOTE
VIC 3070**

2 2 1

Sold Price **\$860,000** Sold Date **11-Mar-23**Distance **4.95km**

RS = Recent sale

UN = Undisclosed Sale

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