

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

204/627 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2021

to

31 May 2022

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

307/84 CUTTER STREET RICHMOND VIC 3121	\$745,000	20-Apr-22
3G/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$725,000	07-Feb-22
610/251 JOHNSTON STREET ABBOTSFORD VIC 3067	\$702,500	08-Dec-21

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: 08 June 2022



**307/84 CUTTER STREET
RICHMOND VIC 3121**

2 2 1

Sold Price **\$745,000** Sold Date **20-Apr-22**

Distance **1.75km**



**3G/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

2 2 2

Sold Price **\$725,000** Sold Date **07-Feb-22**

Distance **0.48km**



**610/251 JOHNSTON STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$702,500** Sold Date **08-Dec-21**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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