



Bricks&Mortar
EVERYTHING PROPERTY

Statement of Information

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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 211/631 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 \$670,000 & \$699,000

Median sale price

Median price \$1,420,000 Property type Other Suburb Abbotsford

Period - From 01 Jul 2021 to 30 Jun 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 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
205/627 Victoria Street ABBOTSFORD VIC 3067	\$750,000	04-Apr-22
505/627 Victoria Street ABBOTSFORD VIC 3067	\$700,000	17-Feb-22
417A/609-615 Victoria Street ABBOTSFORD VIC 3067	\$702,000	05-Mar-22

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: 27 Jul 2022