

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

204b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$340,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2020

to 30/06/2020

Source 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.

	Address of comparable property	Price	Date of sale
1	709/11 Shamrock St ABBOTSFORD 3067	\$337,000	10/03/2020
2	105/6 Lord St RICHMOND 3121	\$325,000	18/06/2020
3	411/4 Acacia Pl ABBOTSFORD 3067	\$306,000	07/08/2020

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:

26/08/2020 11:22

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Indicative Selling Price

\$320,000 - \$340,000

Median Unit Price

June quarter 2020: \$608,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties

709/11 Shamrock St ABBOTSFORD 3067 (VG) Agent Comments

1 - -

Price: \$337,000

Method: Sale

Date: 10/03/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

105/6 Lord St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$325,000

Method: Sale

Date: 18/06/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



411/4 Acacia Pl ABBOTSFORD 3067 (REI/VG) Agent Comments

1 1 1

Price: \$306,000

Method: Private Sale

Date: 07/08/2020

Rooms: 2

Property Type: Apartment