

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 415a/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$635,000 & \$675,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2024 to 30/09/2024 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	404/38 Elizabeth St RICHMOND 3121	\$672,500	15/10/2024
2	416A/609-641 Victoria St ABBOTSFORD 3067	\$662,500	11/09/2024
3	128/73 River St RICHMOND 3121	\$655,000	22/08/2024

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: 09/11/2024 14:18

415a/609 Victoria Street, Abbotsford Vic 3067



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$635,000 - \$675,000

Median Unit Price

September quarter 2024: \$540,000

Comparable Properties



404/38 Elizabeth St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$672,500

Method: Private Sale

Date: 15/10/2024

Property Type: Unit



416A/609-641 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

 2  2  1

Price: \$662,500

Method: Private Sale

Date: 11/09/2024

Property Type: Apartment



128/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

 2  2  1

Price: \$655,000

Method: Private Sale

Date: 22/08/2024

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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