

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 611/11 Flockhart Street, Abbotsford

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$450,000 or range between \$* & \$*

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House *Unit X Suburb Abbotsford
Period - From 01/09/2017 to 25/09/2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 E418/11 Flockhart Street, Abbotsford	\$439,000	01/07/2017
2 103/18 Grosvenor Street, Abbotsford	\$438,000	06/07/2017
3 B213/8 Grosvenor Street, Abbotsford	\$425,700	07/09/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.