

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 503b/601 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2023

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	2/5 Flockhart St ABBOTSFORD 3067	\$407,000	30/08/2024
2	104/8 Grosvenor St ABBOTSFORD 3067	\$417,000	06/06/2024
3	704/8 Grosvenor St ABBOTSFORD 3067	\$425,000	01/06/2024

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:

13/11/2024 13:35



Property Type:
Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

Year ending September 2024: \$485,000

Comparable Properties



2/5 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$407,000

Method: Private Sale

Date: 30/08/2024

Rooms: 3

Property Type: Apartment



104/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$417,000

Method: Private Sale

Date: 06/06/2024

Property Type: Unit



704/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 01/06/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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