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	201/372 Johnston Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between \$	6425,000	&	\$465,000
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Median sale price

Median price	\$596,000	Pro	perty Type	Jnit		Suburb	Abbotsford
Period - From	01/10/2024	to	31/12/2024	S	ource	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

Address of comparable property		Price	Date of sale
1	706/68 Cambridge St COLLINGWOOD 3066	\$446,000	27/12/2024
2	409/68 Cambridge St COLLINGWOOD 3066	\$490,000	04/10/2024
3	202/160 Argyle St FITZROY 3065	\$425,000	20/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2025 13:19









Property Type: Apartment Agent Comments

Indicative Selling Price \$425,000 - \$465,000 Median Unit Price December quarter 2024: \$596,000

Comparable Properties



706/68 Cambridge St COLLINGWOOD 3066 (REI)

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Price: \$446,000 **Method:** Private Sale **Date:** 27/12/2024

Property Type: Apartment

Agent Comments



409/68 Cambridge St COLLINGWOOD 3066 (REI/VG)

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Agent Comments

Price: \$490,000 Method: Private Sale Date: 04/10/2024

Property Type: Apartment



202/160 Argyle St FITZROY 3065 (REI/VG)

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Agent Comments

Price: \$425,000

Method: Sold Before Auction

Date: 20/09/2024 Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255





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