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

2/5 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$429,000		&		\$439,000			
Median sale pr	rice							
Median price	\$505,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	02/08/2023	to	01/08/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	510/11 Flockhart St ABBOTSFORD 3067	\$450,000	12/06/2024
2	E412/11 Flockhart St ABBOTSFORD 3067	\$435,000	18/03/2024
3	E103/11 Flockhart St ABBOTSFORD 3067	\$425,000	12/02/2024

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:

02/08/2024 13:34



Dingle Partners

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Property Type: Apartment Agent Comments

Indicative Selling Price \$429,000 - \$439,000 Median Unit Price 02/08/2023 - 01/08/2024: \$505,000

Comparable Properties



510/11 Flockhart St ABBOTSFORD 3067 (REI) Agent Comments







Method: Private Sale Date: 12/06/2024 Property Type: Unit

E412/11 Flockhart St ABBOTSFORD 3067 (REI)



Price: \$435,000 Method: Private Sale Date: 18/03/2024 Property Type: Apartment



E103/11 Flockhart St ABBOTSFORD 3067 Agent Comments (REI)

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Price: \$425,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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Agent Comments