

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

923/627 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

102/8-30 BURNLEY STREET RICHMOND VIC 3121	\$345,000	05-Nov-24
501/20 BURNLEY STREET RICHMOND VIC 3121	\$355,000	21-Oct-24
616/20 BURNLEY STREET RICHMOND VIC 3121	\$360,000	27-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 23 January 2025

DYNAMIC

RESIDENTIAL

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102/8-30 BURNLEY STREET
RICHMOND VIC 3121

 1  1  1

Sold Price **\$345,000** Sold Date **05-Nov-24**

Distance **0.12km**



501/20 BURNLEY STREET
RICHMOND VIC 3121

 1  1  1

Sold Price **\$355,000** Sold Date **21-Oct-24**

Distance **0.21km**



616/20 BURNLEY STREET
RICHMOND VIC 3121

 1  1  1

Sold Price **\$360,000** Sold Date **27-Aug-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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