

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

9/627 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

\$470,000

&

\$515,000

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

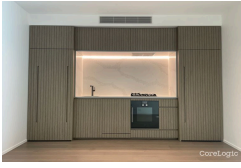
Date of sale

201/631 VICTORIA STREET ABBOTSFORD VIC 3067	\$494,500	26-Aug-24
802/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$524,500	11-Aug-24
321/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$475,000	20-Sep-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: 22 January 2025



**201/631 VICTORIA STREET
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$494,500** Sold Date **26-Aug-24**

Distance **0.08km**



**802/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$524,500** Sold Date **11-Aug-24**

Distance **0km**



**321/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$475,000** Sold Date **20-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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