

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

404/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$557,500

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2022

to

31/12/2022

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	523/20 Shamrock St ABBOTSFORD 3067	\$420,000	24/10/2022
2	109/119 Turner St ABBOTSFORD 3067	\$412,000	03/03/2023
3	710B/609 Victoria St ABBOTSFORD 3067	\$380,000	24/01/2023

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:

28/03/2023 08:58



Property Type:
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
December quarter 2022: \$557,500

Comparable Properties



523/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 24/10/2022
Property Type: Apartment



109/119 Turner St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$412,000
Method: Private Sale
Date: 03/03/2023
Property Type: Apartment



710B/609 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 24/01/2023
Property Type: Apartment

Account - Love & Co