

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 a711/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Abbotsford

Period - From 02/08/2023 to 01/08/2024 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	502B/609 Victoria St ABBOTSFORD 3067	\$594,000	14/07/2024
2	304B/609 Victoria St ABBOTSFORD 3067	\$591,500	04/07/2024
3	602B/609 Victoria St ABBOTSFORD 3067	\$620,000	13/06/2024

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 13:38



Property Type:
Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

02/08/2023 - 01/08/2024: \$505,000

Comparable Properties



502B/609 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$594,000

Method: Private Sale

Date: 14/07/2024

Property Type: Apartment



304B/609 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$591,500

Method: Private Sale

Date: 04/07/2024

Property Type: Apartment



602B/609 Victoria St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment

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