

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

15/659 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,235,000 Property Type House Suburb Abbotsford

Period - From 01/01/2021 to 31/03/2021 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	202/39 Gellibrand St KEW 3101	\$1,455,000	01/12/2020
2	216/56 Nicholson St ABBOTSFORD 3067	\$1,425,000	11/05/2021
3	24/8 Trenerry Cr ABBOTSFORD 3067	\$1,300,000	15/04/2021

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:

18/05/2021 15:43

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2021: \$1,235,000



3 2 2

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



202/39 Gellibrand St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,455,000

Method: Private Sale

Date: 01/12/2020

Property Type: Apartment



216/56 Nicholson St ABBOTSFORD 3067 (REI) Agent Comments

3 2 2

Price: \$1,425,000

Method: Sold Before Auction

Date: 11/05/2021

Property Type: Apartment



24/8 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 15/04/2021

Property Type: Apartment