

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

205/627 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2021

to

31 Jan 2022

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

205/125 Turner Street Abbotsford VIC 3067	\$778,000	27-Nov-21
902/251 Johnston Street Abbotsford VIC 3067	\$770,000	19-Aug-21
212/88 Trenerry Crescent Abbotsford VIC 3067	\$780,000	12-Jan-22

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: 21 February 2022


**205/125 Turner Street Abbotsford
VIC 3067**

2 2 1

Sold Price

\$778,000

Sold Date

27-Nov-21

Distance

1.44km
**902/251 Johnston Street
Abbotsford VIC 3067**

2 2 1

Sold Price

\$770,000

Sold Date

19-Aug-21

Distance

1.69km
**212/88 Trenerry Crescent
Abbotsford VIC 3067**

2 2 1

Sold Price

\$780,000

Sold Date

12-Jan-22

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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