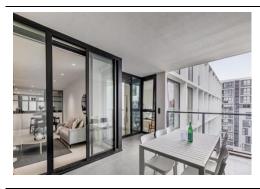
# woodards 🚾

## 603/609 Victoria Street, Abbotsford Vic 3067



2 Bed 2 Bath 1 Car Property Type: Apartment Indicative Selling Price \$599,000 Median House Price Year ending December 2023: \$470,000

## **Comparable Properties**



#### 705A/609 Victoria Street, Abbotsford 3067 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$595,000 Method: Private Sale Date: 30/11/2023 Property Type: Apartment Agent Comments: Similar size, similar condition, similar location



#### 419/627 Victoria Street, Abbotsford 3067 (REI)

2 Bed 2 Bath 1 Car Price: \$590,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment Agent Comments: Similar size, similar condition, similar location



#### 102A/609 Victoria Street, Abbotsford 3067 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$580,000 Method: Private Sale Date: 26/09/2023 Property Type: Apartment Agent Comments: Similar size, similar condition, similar location

## Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

## **Property offered for sale**

Address Including suburb or locality and postcode

**Indicative selling price** 

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

Single price

\$599,000

### **Median sale price**

Median price	\$470,000		Unit	х	Suburb	Abbots	sford	
Period - From	01/01/2023	to	31/12/2	023	S	Source	REIV	

## **Comparable property sales**

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
705A/609 Victoria Street, ABBOTSFORD 3067	\$595,000	30/11/2023
419/627 Victoria Street, ABBOTSFORD 3067	\$590,000	17/11/2023
102A/609 Victoria Street, ABBOTSFORD 3067	\$580,000	08/12/2023

This Statement of Information was prepared on:

04/04/2024 09:38



This guide must not be taken as legal advice.