

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

603/609 Victoria Street, Abbotsford Vic 3067

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

x

Suburb

Abbotsford

Period - From

01/01/2023

to

31/12/2023

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