### 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

202/5 Flockhart Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$585,000		&		\$625,000	)		
Median sale p	rice							
Median price	\$497,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	Address of comparable property		Date of sale
1	707/8 Grosvenor St ABBOTSFORD 3067	\$615,000	10/03/2025
2	202B/609 Victoria St ABBOTSFORD 3067	\$605,000	06/11/2024
3	606/1 Acacia PI ABBOTSFORD 3067	\$599,000	06/11/2024

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:

30/04/2025 09:31



# **Dingle Partners**





Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$585,000 - \$625,000 Median Unit Price March quarter 2025: \$497,000

## **Comparable Properties**

	707/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)	Agent Comments
	Price: \$615,000 Method: Private Sale Date: 10/03/2025 Property Type: Apartment	
	202B/609 Victoria St ABBOTSFORD 3067 (REI/VG)	Agent Comments
	Price: \$605,000 Method: Private Sale	
	Date: 06/11/2024 Property Type: Apartment	
TUAL VIEW	606/1 Acacia PI ABBOTSFORD 3067 (REI/VG)	Agent Comments
	2 🙀 2 🛱 1	
which water added to the second	Price: \$599,000	
- Burgan	Method: Private Sale Date: 06/11/2024	
	Property Type: Apartment	

#### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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