

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

ELG18/11 FLOCKHART 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

Other

Suburb

Abbotsford

Period-from

01 Jan 2024

to

31 Dec 2024

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

303/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$445,000	30-Aug-24
302/18 GROSVENOR STREET ABBOTSFORD VIC 3067	\$450,000	18-Oct-24
201/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$480,000	01-Aug-24

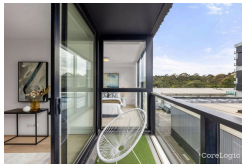
OR

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: 20 January 2025



Christine Cheung
P 0396422789
M 0413013318
E christine@loyalventure.com.au



**303/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$445,000** Sold Date **30-Aug-24**

Distance **0.07km**



**302/18 GROSVENOR STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$450,000** Sold Date **18-Oct-24**

Distance **0.07km**



**201/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$480,000** Sold Date **01-Aug-24**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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