

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

1/481 VICTORIA STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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

Range between

\$1,700,000.00	&	\$1,800,000
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Median sale price

Median price

\$1,240,000	Property type	unit	Suburb	ABBOTSFORD
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Period - From

01 January 2023	to	31 December 2023	Source	Price Finder
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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
501/80 STANLEY ST, COLLINGWOOD, VIC 3066	\$1,990,000	17/10/2023

This Statement of Information was prepared on: 01/02/2024