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

1002/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/01/2024	to	31/12/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/77 Nicholson St ABBOTSFORD 3067	\$1,250,000	25/03/2025
2			
3			

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.

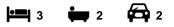
This Statement of Information was prepared on:

03/06/2025 15:09









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,150,000 - \$1,200,000 Median Unit Price Year ending December 2024: \$530,000

Agent Comments

Comparable Properties



2/77 Nicholson St ABBOTSFORD 3067 (REI/VG)



Price: \$1,250,000 Method: Private Sale Date: 25/03/2025 Property Type: Apartment

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.

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