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

103b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$650,000		&		\$680,000				
Median sale p	rice								
Median price	\$449,000	Pro	operty Type	Unit			Suburb	Abbotsford	
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	804/6 Acacia PI ABBOTSFORD 3067	\$680,000	22/03/2024
2	207/47 Murphy St RICHMOND 3121	\$675,000	12/04/2024
3	LG08/627 Victoria St ABBOTSFORD 3067	\$657,000	10/04/2024

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:

15/04/2024 17:40



103b/609 Victoria Street, Abbotsford Vic 3067







Property Type: Strata Unit/Flat Agent Comments

Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

> Indicative Selling Price \$650,000 - \$680,000 Median Unit Price March quarter 2024: \$449,000

Comparable Properties



804/6 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$680,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment

Agent Comments



207/47 Murphy St RICHMOND 3121 (REI)

Agent Comments



Price: \$675,000 Method: Private Sale Date: 12/04/2024 Property Type: Apartment



LG08/627 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$657,000 Method: Private Sale Date: 10/04/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



propertydata

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