Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$800,00	0 &	\$830,000	

Median sale price

Median price	\$515,000	Pro	pperty Type Uni	t		Suburb	Abbotsford
Period - From	21/05/2024	to	20/05/2025	So	urce	Property	/ Data

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.

Address of comparable property

1	509/25 Johnston St COLLINGWOOD 3066	\$805,000	17/04/2025
2	209/12 Coppin St RICHMOND 3121	\$785,000	19/03/2025
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:	21/05/2025 16:58



Date of sale









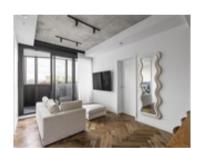


Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$800,000 - \$830,000 Median Unit Price 21/05/2024 - 20/05/2025: \$515,000

Comparable Properties



509/25 Johnston St COLLINGWOOD 3066 (REI)

2



2



Agent Comments

Price: \$805,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment



209/12 Coppin St RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$785,000 Method: Private Sale Date: 19/03/2025

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.

Account - BigginScott | P: 03 9426 4000





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