

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 313/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$690,000 & \$749,000

Median sale price

Median price \$525,500 Property Type Unit Suburb Abbotsford

Period - From 04/04/2023 to 03/04/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	602/251 Johnston St ABBOTSFORD 3067	\$794,000	03/03/2024
2	15/82 Trenerry Cr ABBOTSFORD 3067	\$735,000	07/12/2023
3	5/88 Trenerry Cr ABBOTSFORD 3067	\$719,000	15/12/2023

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: 04/04/2024 10:21



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$749,000
Median Unit Price
04/04/2023 - 03/04/2024: \$525,500

Comparable Properties

602/251 Johnston St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$794,000
Method: Auction Sale
Date: 03/03/2024
Property Type: Apartment



15/82 Trenergy Cr ABBOTSFORD 3067 (REI) Agent Comments



Price: \$735,000
Method: Private Sale
Date: 07/12/2023
Property Type: Apartment



5/88 Trenergy Cr ABBOTSFORD 3067 (REI) Agent Comments



Price: \$719,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment

Account - Love & Co



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