

## 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

318/627 VICTORIA STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

804/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$610,000	15-May-23
417/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$595,000	05-Jul-23
305/88 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$592,000	18-Apr-23

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 6 months.

This Statement of Information was prepared on: 31 July 2023



**804/4 ACACIA PLACE  
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$610,000** Sold Date **15-May-23**

Distance **0.48km**



**417/11 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **05-Jul-23**

Distance **0.08km**



**305/88 TRENERRY CRESCENT  
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$592,000** Sold Date **18-Apr-23**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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