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

609/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$521,500	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	17/04/2023	to	16/04/2024		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.

Add	dress of comparable property	Price	Date of sale
1	15/82 Trenerry Cr ABBOTSFORD 3067	\$735,000	07/12/2023
2	9/165 Gipps St ABBOTSFORD 3067	\$720,000	29/11/2023
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:

17/04/2024 10:35



LOVE & CO





Property Type: Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** 17/04/2023 - 16/04/2024: \$521,500

Comparable Properties



15/82 Trenerry Cr ABBOTSFORD 3067 (REI)



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

9/165 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

Agent Comments





Price: \$720,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: Unit

5/88 Trenerry Cr ABBOTSFORD 3067 (REI)



Agent Comments



Price: \$719.000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment

Account - Love & Co



propertydata

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