

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 610b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Abbotsford

Period - From 20/05/2023 to 19/05/2024 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	609B/609 Victoria St ABBOTSFORD 3067	\$385,000	03/04/2024
2	606B/609 Victoria St ABBOTSFORD 3067	\$380,000	08/02/2024
3	513A/609 Victoria St ABBOTSFORD 3067	\$380,000	29/04/2024

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: 20/05/2024 14:17



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

20/05/2023 - 19/05/2024: \$480,000

Comparable Properties



609B/609 Victoria St ABBOTSFORD 3067 (REI) **Agent Comments**

1 1 1

Price: \$385,000

Method: Private Sale

Date: 03/04/2024

Property Type: Unit



606B/609 Victoria St ABBOTSFORD 3067 (REI/VG) **Agent Comments**

1 1 1

Price: \$380,000

Method: Private Sale

Date: 08/02/2024

Property Type: Apartment



513A/609 Victoria St ABBOTSFORD 3067 (REI) **Agent Comments**

1 1 1

Price: \$380,000

Method: Private Sale

Date: 29/04/2024

Property Type: Apartment

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