

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

721/627 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2023

to

30 Jun 2024

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


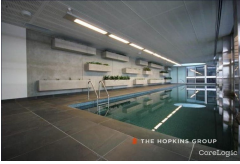

Date of sale

114/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$492,000	12-Mar-24
413/615 VICTORIA STREET ABBOTSFORD VIC 3067	\$415,000	19-Aug-23
103/5 FLOCKHART STREET ABBOTSFORD VIC 3067	\$460,000	31-Jul-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: 03 July 2024

	114/627 VICTORIA STREET ABBOTSFORD VIC 3067 1 Bed 1 Bath 1 Car	Sold Price	\$492,000	Sold Date	12-Mar-24	Distance	0km
	413/615 VICTORIA STREET ABBOTSFORD VIC 3067 1 Bed 1 Bath 1 Car	Sold Price	\$415,000	Sold Date	19-Aug-23	Distance	0.08km
	103/5 FLOCKHART STREET ABBOTSFORD VIC 3067 1 Bed 1 Bath 1 Car	Sold Price	\$460,000	Sold Date	31-Jul-23	Distance	0.18km

RS = Recent sale

UN = Undisclosed Sale

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