## 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

g15/11 Flockhart Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$450,000		&		\$495,000			
Median sale pr	rice							
Median price	\$460,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	E803/11 Flockhart St ABBOTSFORD 3067	\$470,000	21/12/2023
2	E808/11 Flockhart St ABBOTSFORD 3067	\$460,000	04/03/2024
3	E103/11 Flockhart St ABBOTSFORD 3067	\$425,000	12/02/2024

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:

06/03/2024 16:27









**Property Type:** Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price December quarter 2023: \$460,000

# **Comparable Properties**



E803/11 Flockhart St ABBOTSFORD 3067 (REI)



Price: \$470,000 Method: Private Sale Date: 21/12/2023 Property Type: Apartment

(REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$460,000 Method: Private Sale Date: 04/03/2024 Property Type: Apartment



E103/11 Flockhart St ABBOTSFORD 3067 (REI)

E808/11 Flockhart St ABBOTSFORD 3067



Price: \$425,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment

#### Account - BigginScott | P: 03 9426 4000



propertydata

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