

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 consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2023 to 31/12/2023 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	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)

Agent Comments



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



E808/11 Flockhart St ABBOTSFORD 3067
(REI)

Agent Comments



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



E103/11 Flockhart St ABBOTSFORD 3067
(REI)

Agent Comments



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

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