

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 Ig08/627 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$670,000

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	305/253 Bridge Rd RICHMOND 3121	\$640,000	18/10/2023
2	103/13 Acacia Pl ABBOTSFORD 3067	\$660,000	17/01/2024
3	613/14 David St RICHMOND 3121	\$660,000	20/02/2024

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:

13/03/2024 10:36

Daniel Finlayson
9967 8899
0430 110 348
daniel.finlayson@belleproperty.com

Indicative Selling Price

\$670,000

Median Unit Price

December quarter 2023: \$460,000



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



305/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 18/10/2023

Property Type: Apartment



103/13 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment



613/14 David St RICHMOND 3121 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899