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	NICE SEE CONSLIMER VIC	dov au/underduoting
For the meaning of this		.gov.uu/unaciquoting

Single price \$670,000

Median sale price

Median price	\$460,000	Pro	perty Type Unit	t		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.

Ado	dress of comparable property	Price	Date of sale
1	305/253 Bridge Rd RICHMOND 3121	\$640,000	18/10/2023
2	103/13 Acacia PI 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



lg08/627 Victoria Street, Abbotsford Vic 3067







Rooms: 3 Property Type: Apartment Agent Comments Daniel Finlayson 9967 8899 0430 110 348 daniel.finlayson@belleproperty.com

> Indicative Selling Price \$670,000 Median Unit Price December quarter 2023: \$460,000

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.