

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

C714/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$501,000

Property Type

Unit

Suburb

Abbotsford

Period - From

08/11/2018

to

07/11/2019

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	807/1 Acacia PI ABBOTSFORD 3067	\$415,000	19/07/2019
2	113/10 Burnley St RICHMOND 3121	\$395,000	17/05/2019
3	EG19/11 Flockhart St ABBOTSFORD 3067	\$380,000	29/05/2019

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:

08/11/2019 15:38



1 1 0

Property Type: Apartment

Land Size: 55 sqm approx

Agent Comments

This impressive seventh level top floor apartment in the Green Square development marks a highpoint in the evolution of urban Melbourne living.

Comparable Properties



807/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 1 -

Price: \$415,000

Method: Sale by Tender

Date: 19/07/2019

Rooms: 2

Property Type: Apartment



113/10 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 17/05/2019

Property Type: Apartment



EG19/11 Flockhart St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

Price: \$380,000

Method: Auction Sale

Date: 29/05/2019

Rooms: 2

Property Type: Apartment