Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	C714/609 Victoria Street, Abbotsford Vic 3067
Including suburb and	
postcode	

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	Pro	perty Type Ur	it		Suburb	Abbotsford
Period - From	08/11/2018	to	07/11/2019	So	ource	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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$369,000 **Median Unit Price**

08/11/2018 - 07/11/2019: \$501,000

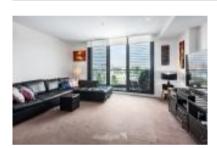


Property Type: Apartment

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)

Price: \$415,000

Method: Sale by Tender Date: 19/07/2019

Rooms: 2

Property Type: Apartment

Agent Comments

Agent Comments

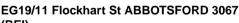
Agent Comments



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

Price: \$395,000 Method: Private Sale

Date: 17/05/2019 Property Type: Apartment







Price: \$380.000 Method: Auction Sale Date: 29/05/2019

Rooms: 2

Property Type: Apartment







