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	515/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $745,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2021 to 30/09/2021 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	3/11 Flockhart St ABBOTSFORD 3067	$550,000	29/06/2021
2	601/11 Flockhart St ABBOTSFORD 3067	$458,000	25/04/2021
3	609/11 Flockhart St ABBOTSFORD 3067	$410,000	27/04/2021

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: 23/10/2021 14:48

515/11 Flockhart Street, Abbotsford Vic 3067



2 1

Rooms: 1
Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
September quarter 2021: $745,000

Comparable Properties

3/11 Flockhart St ABBOTSFORD 3067 (VG)

2 - -

Agent Comments

Price: $550,000
Method: Sale
Date: 29/06/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

601/11 Flockhart St ABBOTSFORD 3067 (VG)

2 - -

Agent Comments

Price: $458,000
Method: Sale
Date: 25/04/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



609/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

2 1 1

Agent Comments

Price: $410,000
Method: Private Sale
Date: 27/04/2021
Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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