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	301/63 William Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $795,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2021 to 31/12/2021 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	24/1 St David St FITZROY 3065	$1,200,000	14/02/2022
2	701/60 Islington St COLLINGWOOD 3066	$1,185,000	26/11/2021
3			

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: 07/04/2022 10:07

301/63 William Street, Abbotsford Vic 3067



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,190,000
Median Unit Price
December quarter 2021: $795,000

Comparable Properties



24/1 St David St FITZROY 3065 (REI/VG)

3 2 1

Agent Comments

Price: $1,200,000
Method: Sold Before Auction
Date: 14/02/2022
Property Type: Apartment



701/60 Islington St COLLINGWOOD 3066 (REI)

3 2 2

Agent Comments

Price: $1,185,000
Method: Private Sale
Date: 26/11/2021
Property Type: Apartment

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.

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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