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	702a/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $692,500 Property Type Unit Suburb Abbotsford

Period - From 01/01/2021 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	404/20 Burnley St RICHMOND 3121	$545,000	02/12/2021
2	607d/615 Victoria St ABBOTSFORD 3067	$530,000	22/09/2021
3	711/20 Shamrock St ABBOTSFORD 3067	$520,000	23/11/2021

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: 02/02/2022 11:50

702a/609 Victoria Street, Abbotsford Vic 3067



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Property Type:
Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median Unit Price
Year ending December 2021: $692,500

Comparable Properties



404/20 Burnley St RICHMOND 3121 (REI/VG)

2 2 1

Agent Comments

Price: $545,000
Method: Sold Before Auction
Date: 02/12/2021
Property Type: Unit



607d/615 Victoria St ABBOTSFORD 3067 (REI)

2 2 1

Agent Comments

Price: $530,000
Method: Private Sale
Date: 22/09/2021
Property Type: Apartment



711/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

2 2 1

Agent Comments

Price: $520,000
Method: Private Sale
Date: 23/11/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177

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