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	102a/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $570,000 & $595,000

Median sale price

Median price $575,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2023 to 30/09/2023 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.

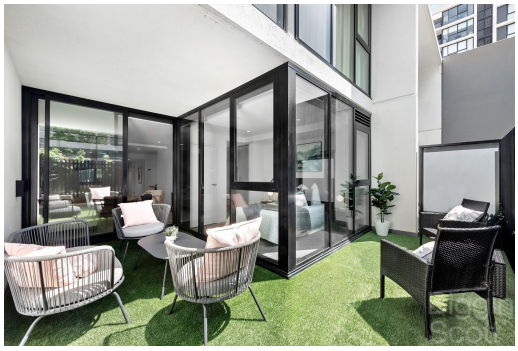
	Address of comparable property	Price	Date of sale
1	801A/609 Victoria St ABBOTSFORD 3067	$600,000	23/11/2023
2	419/627 Victoria St ABBOTSFORD 3067	$590,000	17/11/2023
3	803A/609 Victoria St ABBOTSFORD 3067	$580,000	26/09/2023

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: 05/12/2023 16:37

102a/609 Victoria Street, Abbotsford Vic 3067



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $595,000
Median Unit Price
September quarter 2023: $575,000

Comparable Properties



801A/609 Victoria St ABBOTSFORD 3067 (REI)

2 2 1

Price: $600,000
Method: Auction Sale
Date: 23/11/2023
Property Type: Apartment

Agent Comments



419/627 Victoria St ABBOTSFORD 3067 (REI)

2 2 1

Price: $590,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment

Agent Comments



803A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 26/09/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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