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<br>Including suburb and postcode | 609b/609 Victoria Street, Abbotsford Vic 3067 |

## Indicative selling price

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

Range between $375,000 & $395,000

## Median sale price

Median price $500,000 Property Type Unit Suburb Abbotsford

Period - From 28/02/2023 to 28/02/2024 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.

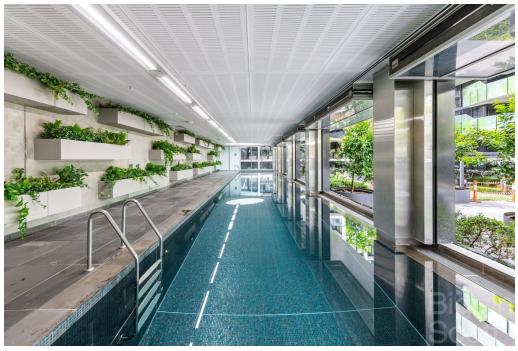
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 508B/609 Victoria St ABBOTSFORD 3067 | $385,000 | 10/10/2023 |
| 2 | 815A/609 Victoria St ABBOTSFORD 3067 | $383,000 | 03/11/2023 |
| 3 | 606B/609 Victoria St ABBOTSFORD 3067 | $380,000 | 08/02/2024 |

**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: 29/02/2024 10:12

# 609b/609 Victoria Street, Abbotsford Vic 3067



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$375,000 - $395,000
**Median Unit Price**
28/02/2023 - 28/02/2024: $500,000

## Comparable Properties



**508B/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

1 1 1

**Price:** $385,000
**Method:** Private Sale
**Date:** 10/10/2023
**Property Type:** Apartment

Agent Comments



**815A/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

1 1 1

**Price:** $383,000
**Method:** Private Sale
**Date:** 03/11/2023
**Property Type:** Apartment

Agent Comments



**606B/609 Victoria St ABBOTSFORD 3067 (REI)**

1 1 1

**Price:** $380,000
**Method:** Private Sale
**Date:** 08/02/2024
**Property Type:** Apartment

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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