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	805/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $475,000 & $510,000

Median sale price

Median price $600,000 Property Type Unit Suburb Abbotsford

Period - From 03/08/2020 to 02/08/2021 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	504/316 Johnston St ABBOTSFORD 3067	$510,000	12/03/2021
2	103/20 Shamrock St ABBOTSFORD 3067	$478,000	15/06/2021
3	1/30 Abbotsford St ABBOTSFORD 3067	$476,000	15/05/2021

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: 03/08/2021 15:12

RT Edgar



1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$475,000 - $510,000
Median Unit Price
03/08/2020 - 02/08/2021: $600,000

Comparable Properties

504/316 Johnston St ABBOTSFORD 3067 (VG)

Agent Comments

1 - -

Price: $510,000
Method: Sale
Date: 12/03/2021
Property Type: Strata Unit/Flat



103/20 Shamrock St ABBOTSFORD 3067 (VG)

Agent Comments

1 - -

Price: $478,000
Method: Sale
Date: 15/06/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



1/30 Abbotsford St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: $476,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Apartment

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.