

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

414/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price \$616,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2020 to 31/12/2020 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	3/10 Burnley St RICHMOND 3121	\$372,500	22/12/2020
2	112/8 Garfield St RICHMOND 3121	\$360,000	25/11/2020
3	603/2 Mcgoun St RICHMOND 3121	\$385,000	04/11/2020

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:

16/01/2021 08:31



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Property Type:

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

December quarter 2020: \$616,000

Comparable Properties



3/10 Burnley St RICHMOND 3121 (REI)

Agent Comments

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Price: \$372,500

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment

112/8 Garfield St RICHMOND 3121 (VG)

Agent Comments

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Price: \$360,000

Method: Sale

Date: 25/11/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



603/2 Mcgoun St RICHMOND 3121 (VG)

Agent Comments

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Price: \$385,000

Method: Sale

Date: 04/11/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit