## 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

310/251 Johnston Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$970,000		&		\$1,030,000			
Median sale p	rice							
Median price	\$656,750	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/204 Noone St CLIFTON HILL 3068	\$1,080,000	10/11/2021
2	131/56 Nicholson St ABBOTSFORD 3067	\$1,072,500	06/11/2021
3	111/63 William St ABBOTSFORD 3067	\$1,040,000	17/11/2021

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:

03/12/2021 10:48









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$970,000 - \$1,030,000 Median Unit Price Year ending September 2021: \$656,750

Agent Comments

Agent Comments

# **Comparable Properties**



3/204 Noone St CLIFTON HILL 3068 (REI)



Price: \$1,080,000 Method: Sold Before Auction Date: 10/11/2021 Property Type: Townhouse (Res)



131/56 Nicholson St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$1,072,500 Method: Private Sale Date: 06/11/2021 Property Type: Townhouse (Single)



111/63 William St ABBOTSFORD 3067 (REI)



Price: \$1,040,000 Method: Private Sale Date: 17/11/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



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