

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,030,000

### Median sale price

Median price \$656,750 Property Type Unit Suburb Abbotsford

Period - From 01/10/2020 to 30/09/2021 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	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

## Comparable Properties



**3/204 Noone St CLIFTON HILL 3068 (REI)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 17/11/2021

**Property Type:** Apartment

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