

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

511/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$650,000 & \$695,000

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	510/20 Burnley St RICHMOND 3121	\$640,000	02/09/2021
2	607/8 Grosvenor St ABBOTSFORD 3067	\$636,000	07/10/2021
3	210/20 Burnley St RICHMOND 3121	\$630,000	18/11/2021

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:

08/12/2021 11:08



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

Year ending September 2021: \$656,750

Comparable Properties



510/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 02/09/2021

Property Type: Apartment

607/8 Grosvenor St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$636,000

Method: Sale

Date: 07/10/2021

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



210/20 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177