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

LG09B/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$350,000		&		\$380,000					
Median sale pi	rice									
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Abbotsford		
Period - From	01/04/2021	to	31/03/2022		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	308/11 David St RICHMOND 3121	\$387,888	13/03/2022
2	505B/609 Victoria St ABBOTSFORD 3067	\$370,000	18/03/2022
3	402/8 Garfield St RICHMOND 3121	\$350,000	16/03/2022

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:

30/04/2022 15:44









Property Type: Agent Comments Indicative Selling Price \$350,000 - \$380,000 Median Unit Price Year ending March 2022: \$680,000

Comparable Properties





Price: \$387,888 Method: Sale Date: 13/03/2022 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



505B/609 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$370,000 Method: Private Sale Date: 18/03/2022 Property Type: Apartment

402/8 Garfield St RICHMOND 3121 (REI)



Agent Comments

Agent Comments

Price: \$350,000 Method: Private Sale Date: 16/03/2022 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177





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