## 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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.