# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address EG18/11 Flockhart Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$370,000		&		\$395,000			
Median sale pr	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.

Ade	dress of comparable property	Price	Date of sale
1	E112/11 Flockhart St ABBOTSFORD 3067	\$393,000	27/01/2022
2	122/11 Flockhart St ABBOTSFORD 3067	\$390,000	15/03/2022
3	EG12/11 Flockhart St ABBOTSFORD 3067	\$385,000	25/01/2022

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:

19/04/2022 15:39



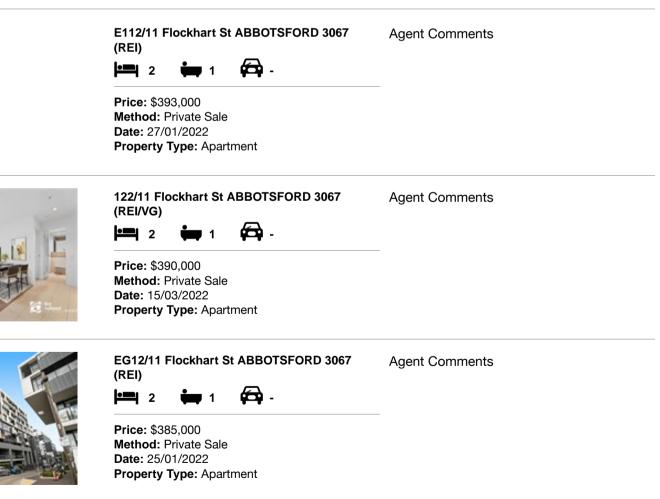






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$370,000 - \$395,000 Median Unit Price Year ending March 2022: \$680,000

# **Comparable Properties**



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propertydata

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