

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

306/11 FLOCKHART STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$455,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

204/18 GROSVENOR STREET ABBOTSFORD VIC 3067	\$440,000	30-Jan-24
1/282 LANGRIDGE STREET ABBOTSFORD VIC 3067	\$480,000	24-Apr-24
314/88 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$508,000	22-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 17 July 2024



**204/18 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$440,000** Sold Date **30-Jan-24**

Distance **0.08km**



**1/282 LANGRIDGE STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$480,000** Sold Date **24-Apr-24**

Distance **1.01km**



**314/88 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$508,000** Sold Date **22-Apr-24**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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