

IN2REALTY.

STATEMENT OF INFORMATION

416A/609 VICTORIA STREET, ABBOTSFORD, VIC 3067

PREPARED BY IN2REALTY, 200 LYGON STREET CARLTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



416A/609 VICTORIA STREET,

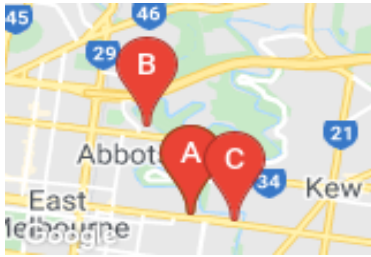
2 2 1

Indicative Selling Price

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

Single Price: \$690,000

MEDIAN SALE PRICE



ABBOTSFORD, VIC, 3067

Suburb Median Sale Price (Unit)

\$600,000

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



103/609 VICTORIA ST, ABBOTSFORD, VIC 3067

2 2 1

Sale Price

\$665,500

Sale Date: 15/05/2019

Distance from Property: 0m



301/119 TURNER ST, ABBOTSFORD, VIC 3067

2 2 1

Sale Price

***\$710,000**

Sale Date: 11/01/2021

Distance from Property: 1.4km



514/1 ACACIA PL, ABBOTSFORD, VIC 3067

2 2 2

Sale Price

***\$910,000**

Sale Date: 22/12/2020

Distance from Property: 564m



This report has been compiled on 10/02/2021 by IN2REALTY. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

416A/609 VICTORIA STREET, ABBOTSFORD, VIC 3067


Indicative selling price

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

Single Price: \$690,000

Median sale price

Median price \$600,000 Property type Unit Suburb ABBOTSFORD

Period 01 January 2020 to 31 December 2020 Source 

Comparable property sales

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
103/609 VICTORIA ST, ABBOTSFORD, VIC 3067	\$665,500	15/05/2019
301/119 TURNER ST, ABBOTSFORD, VIC 3067	*\$710,000	11/01/2021
514/1 ACACIA PL, ABBOTSFORD, VIC 3067	*\$910,000	22/12/2020

This Statement of Information was prepared on: 10/02/2021