

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 639 Victoria Street, Abbotsford 3067

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Car	\$600,000				
1 Bed, 1 Bath, 1 Car		Or range between	\$630,000		\$670,000
1 Bed, 1 Bath, 1 Car	\$650,000				
1 Bed, 1 Bath, 1 Car	\$700,000				
1 Bed, 1 Bath, 1 Car		Or range between	\$850,000		\$860,000
2 Bed, 2 Bath, 1 Car		Or range between	\$870,000		\$925,000
2 Bed, 2 Bath, 2 Car	\$870,000				
2 Bed, 2 Bath, 2 Car		Or range between	\$1,100,000		\$1,150,000
2 Bed, 2 Bath, 2 Car	\$1,350,000				
2 Bed, 2 Bath, 2 Car	\$1,600,000				
3 Bed, 2 Bath, 2 Car		Or range between	\$2,600,000		\$2,850,000
3 Bed, 2 Bath, 2 Car		Or range between	\$2,900,000		\$3,050,000
3 Bed, 2 Bath, 2 Car	\$4,500,000				
4 Bed, 3 Bath, 2 Car	\$3,950,000				
4 Bed, 3 Bath, 2 Car	\$6,000,000				

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$498,000	Suburb	Abbotsford, Victoria		
Period - From	1 Sept 2018	To	4 Sept 2019	Source	REA (Data from Hometrack Australia)

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 Bed, 1 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$600,000	
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 Bed, 1 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$630,000 - \$670,000	
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 Bed, 1 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$700,000	
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 Bed, 1 Bath, 1 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$850,000 - \$860,000	
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Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	1. 59/69 Palmer Street, Richmond	\$899,000	17/03/2019
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$870,000	

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$1,100,000 - \$1,150,000	

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$1,350,000	

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$1,600,000	

Unit type or class

E.g. Three bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$2,900,000 - \$3,050,000	

Unit type or class

E.g. Three bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$4,500,000	

Unit type or class

E.g. Four bedroom units

Address of comparable unit**Price****Date of sale**

4 Bed, 3 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$3,950,000	
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Unit type or class

E.g. Four bedroom units

Address of comparable unit**Price****Date of sale**

4 Bed, 3 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$6,000,000	
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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15 September 2019