

## 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 204b/609 Victoria Street, Abbotsford Vic 3067

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$389,000

**Median sale price**

Median price \$610,000 House Unit X Suburb Abbotsford

Period - From 01/01/2019 to 31/03/2019 Source 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.

	Address of comparable property	Price	Date of sale
1	508/20 Burnley St RICHMOND 3121	\$415,000	08/03/2019
2	318/2 Mcgoun St RICHMOND 3121	\$405,000	03/04/2019
3	405B/609 Victoria St ABBOTSFORD 3067	\$381,400	15/12/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$389,000  
**Median Unit Price**  
March quarter 2019: \$610,000

## Comparable Properties



**508/20 Burnley St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$415,000  
**Method:** Sold Before Auction  
**Date:** 08/03/2019  
**Rooms:** 3  
**Property Type:** Apartment



**318/2 Mcgoun St RICHMOND 3121 (REI)** Agent Comments



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 03/04/2019  
**Rooms:** 2  
**Property Type:** Apartment



**405B/609 Victoria St ABBOTSFORD 3067 (REI/VG)** Agent Comments



**Price:** \$381,400  
**Method:** Auction Sale  
**Date:** 15/12/2018  
**Rooms:** -  
**Property Type:** Apartment