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	214/11 Flockhart Street, Abbotsford, VIC 3067

Indicative selling price

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

Price Range	$390,000	&	$410,000

Median sale price

Median price	$587,500	Property Type	House	Suburb	Abbotsford (3067)
Period - From	28/10/2019	to	26/10/2020	Source	PDOL

Comparable property sales

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
220/8 GROSVENOR STREET, ABBOTSFORD VIC 3067	$430,000	20/07/2020
324/8 GROSVENOR STREET, ABBOTSFORD VIC 3067	$425,000	06/06/2020
1/64-66 ABBOTSFORD STREET, ABBOTSFORD VIC 3067	$410,000	01/05/2020

This Statement of Information was prepared on: 06/12/2020

Pagan REAL ESTATE