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STATEMENT OF INFORMATION

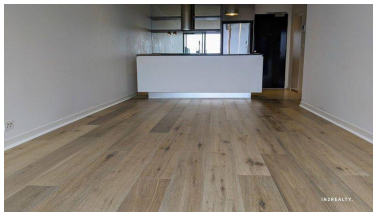
416A/609 VICTORIA STREET, ABBOTSFORD, VIC 3067

PREPARED BY IN2REALTY, 200 LYGON STREET CARLTON

IN2REALTY.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



416A/609 VICTORIA STREET,

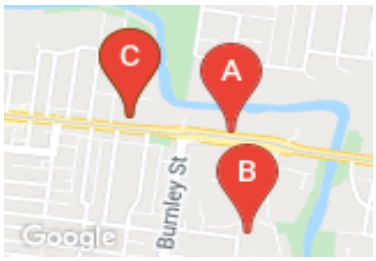
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Indicative Selling Price

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

Price Range: **$650,000 to $665,000**

MEDIAN SALE PRICE



ABBOTSFORD, VIC, 3067

Suburb Median Sale Price (Unit)

$519,750

01 January 2019 to 31 December 2019

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.



16/659 VICTORIA ST, ABBOTSFORD, VIC 3067

2 2 2

Sale Price

$1,420,000

Sale Date: 15/10/2019

Distance from Property: 340m

A



901/11 DAVID ST, RICHMOND, VIC 3121

2 2 2

Sale Price

$1,401,000

Sale Date: 12/10/2019

Distance from Property: 564m

B



103/609 VICTORIA ST, ABBOTSFORD, VIC 3067

2 2 1

Sale Price

$665,500

Sale Date: 15/05/2019

Distance from Property: 0m

C

This report has been compiled on 25/03/2020 by IN2REALTY. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state 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

Price Range: $650,000 to $665,000

Median sale price

Median price	$519,750	Property type	Unit	Suburb	ABBOTSFORD
Period	01 January 2019 to 31 December 2019	Source	pricefinder		

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
16/659 VICTORIA ST, ABBOTSFORD, VIC 3067	$1,420,000	15/10/2019
901/11 DAVID ST, RICHMOND, VIC 3121	$1,401,000	12/10/2019
103/609 VICTORIA ST, ABBOTSFORD, VIC 3067	$665,500	15/05/2019

This Statement of Information was prepared on: 25/03/2020