

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	649 Victoria Street, Abbotsford
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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	\$*	Or range between	\$600,000		\$660,000
1 Bed	\$*	Or range between	\$695,000		\$705,000
2 Bed	\$*	Or range between	\$865,000		\$950,000
2 Bed	\$*	Or range between	\$1,100,000		\$1,210,000
2 Bed	\$*	Or range between	\$1,450,000		\$1,595,000
3 Bed	\$*	Or range between	\$1,850,000		\$2,035,000
3 Bed	\$*	Or range between	\$2,550,000		\$2,805,000
3 Bed	\$*	Or range between	\$2,925,000		\$3,217,500
3 Bed	\$*	Or range between	\$3,825,000		\$4,200,000
3 Bed	\$*	Or range between	\$4,500,000		\$4,950,000
3 Bed	\$*	Or range between	\$5,950,000		\$6,100,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$616,000	Suburb	Abbotsford
Period - From	19/02/2020	To	18/02/2021
Source	Property Data		

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

Unit type or class	Address of comparable unit	Price	Date of sale
1 Bed	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.	\$	
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E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed	605/120 Palmer Street, Richmond	\$920,000	22/12/2020
	28/5 Stillman Street, Richmond	\$910,000	02/11/2020
	13/65 Stawell Street, Richmond	\$916,500	08/11/2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed	801/11 David Street, Richmond	\$1,100,000	23/10/2020
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E.g. One bedroom units

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E.g. One bedroom units

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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:

18/02/2021