

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address **E511/11 Flockhart Street, Abbotsford**

Including suburb or locality and postcode

VIC 3067

Indicative selling price

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

Single price \$ or range between \$ **400,000** & \$ **440,000**

Median sale price

(*Select house or unit as applicable)

Median price \$ **550,000**

*House

*Unit

Suburb or locality

Abbotsford

Period - from **1 July 2017**

to **30 September 2017**

Source **REIV**

Comparable property sales

(*Select A or B as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

(*Delete as applicable)

Address of comparable property

Price

Date of Sale

1 **E612/601 Victoria Street Abbotsford**

\$ 439,000

07/08/2017

2 **707A/609 Victoria Street Abbotsford**

\$ 430,000

05/08/2017

3 **103/18 Grosvenor Street Abbotsford**

\$ 438,000

06/07/2017

OR

B* **Either** 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.*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott Richmond

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