

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode A401/609 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)

Range between \$560,000 & \$600,000

### Median sale price

Median price \$577,500

Unit X

Suburb Abbotsford

Period - From 01/05/2016 to 25/05/2017

Source [www.realestate.com.au](http://www.realestate.com.au)

### 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
502C/601 Victoria Street, Abbotsford VIC	\$560,000	06/12/2016
302/609 Victoria Street, Abbotsford VIC	\$540,000	06/04/2017
607/10 Burnley Street, Richmond VIC	\$585,000	06/10/2017