



2 1 1

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
March quarter 2017: \$528,000

Comparable Properties



165/73 River St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$560,000
Method: Sale
Date: 20/01/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



432/1 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$528,000
Method: Private Sale
Date: 14/03/2017
Rooms: 3
Property Type: Apartment



28/8 Hull St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 02/03/2017
Rooms: 3
Property Type: Apartment

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

21/659 Victoria Street, Abbotsford Vic 3067

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$528,000

Unit X

Suburb Abbotsford

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
165/73 River St RICHMOND 3121	\$560,000	20/01/2017
432/1 Shamrock St ABBOTSFORD 3067	\$528,000	14/03/2017
28/8 Hull St RICHMOND 3121	\$525,000	02/03/2017