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	12/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $550,000 ~~House~~ Unit X Suburb Abbotsford

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	807d/615 Victoria St ABBOTSFORD 3067	$480,000	22/09/2017
2	612/11 Flockhart St ABBOTSFORD 3067	$439,000	10/08/2017
3	418/11 Flockhart St ABBOTSFORD 3067	$439,000	01/07/2017

OR

~~**B***~~ ~~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.~~

REIV propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

12/11 Flockhart Street, Abbotsford Vic 3067



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Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
September quarter 2017: $550,000

Comparable Properties



807d/615 Victoria St ABBOTSFORD 3067 (REI) Agent Comments

2 2 1

Price: $480,000
Method: Private Sale
Date: 22/09/2017
Rooms: 3
Property Type: Apartment

612/11 Flockhart St ABBOTSFORD 3067 (VG) Agent Comments

2 - -

Price: $439,000
Method: Sale
Date: 10/08/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

418/11 Flockhart St ABBOTSFORD 3067 (VG) Agent Comments

2 - -

Price: $439,000
Method: Sale
Date: 01/07/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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