

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

309/63 WILLIAM STREET ABBOTSFORD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 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

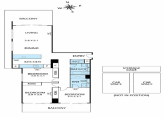
Date of sale

111/63 WILLIAM STREET ABBOTSFORD VIC 3067	\$1,040,000	17-Nov-21
13/85 NICHOLSON STREET ABBOTSFORD VIC 3067	\$942,500	12-Mar-22

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 6 months.

This Statement of Information was prepared on: 06 April 2022



**111/63 WILLIAM STREET
ABBOTSFORD VIC 3067**

 3  2  2

Sold Price **\$1,040,000** Sold Date **17-Nov-21**

Distance -



**13/85 NICHOLSON STREET
ABBOTSFORD VIC 3067**

 3  2  1

Sold Price ^{RS} **\$942,500** ^{UN} Sold Date **12-Mar-22**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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