

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

203/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$370,000

&

\$395,000

Median sale price

Median price \$567,000

Property Type Unit

Suburb Abbotsford

Period - From 01/01/2022

to 31/03/2022

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	505B/609 Victoria St ABBOTSFORD 3067	\$370,000	18/03/2022
2	501/615 Victoria St ABBOTSFORD 3067	\$382,000	17/02/2022
3	507/10 Trenerry Cr ABBOTSFORD 3067	\$395,000	14/06/2022

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.~~

This Statement of Information was prepared on:

27/06/2022 09:49

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Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

March quarter 2022: \$567,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



505B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000

Method: Private Sale

Date: 18/03/2022

Property Type: Apartment



501/615 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 1 1

Price: \$382,000

Method: Private Sale

Date: 17/02/2022

Property Type: Apartment



507/10 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 14/06/2022

Property Type: Apartment

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