

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

802/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$279,000 & \$299,000

Median sale price

Median price \$572,500 Property Type Unit Suburb Abbotsford

Period - From 01/07/2022 to 30/09/2022 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	612/4 Acacia PI ABBOTSFORD 3067	\$300,000	02/07/2022
2	402/1 Acacia PI ABBOTSFORD 3067	\$297,000	04/05/2022
3	313/4 Acacia PI ABBOTSFORD 3067	\$280,000	19/10/2022

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:

26/10/2022 14:11



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$279,000 - \$299,000

Median Unit Price

September quarter 2022: \$572,500

Comparable Properties



612/4 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$300,000

Method: Private Sale

Date: 02/07/2022

Property Type: Apartment



402/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$297,000

Method: Private Sale

Date: 04/05/2022

Property Type: Unit



313/4 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$280,000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: Apartment