

# 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

514/1 Acacia Place, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000

&

\$930,000

### Median sale price

Median price \$608,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2020

to 30/06/2020

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	9/3-5 Christine Cr RICHMOND 3121	\$925,000	11/05/2020
2	16/65 Cotham Rd KEW 3101	\$890,000	30/05/2020
3	10 Coppin St RICHMOND 3121	\$860,000	29/05/2020

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:

23/09/2020 19:48



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

**Indicative Selling Price**  
\$860,000 - \$930,000  
**Median Unit Price**  
June quarter 2020: \$608,000

## Comparable Properties



9/3-5 Christine Cr RICHMOND 3121 (REI/VG)

Agent Comments



**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Property Type:** Apartment



16/65 Cotham Rd KEW 3101 (REI)

Agent Comments



**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 30/05/2020  
**Property Type:** Townhouse (Res)



10 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 29/05/2020  
**Rooms:** 5  
**Property Type:** Townhouse (Single)