

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

6LG/13 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$502,000

House

Unit

X

Suburb Abbotsford

Period - From 01/07/2016

to 30/06/2017

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	411/8 Grosvenor St ABBOTSFORD 3067	\$705,000	02/05/2017
2	104/13 Acacia Pl ABBOTSFORD 3067	\$702,000	28/08/2017
3	2/19-21 Somerset St RICHMOND 3121	\$702,000	08/07/2017

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.~~

6LG/13 Acacia Place, Abbotsford Vic 3067



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
Year ending June 2017: \$502,000

Comparable Properties



411/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 02/05/2017
Rooms: -
Property Type: Apartment



104/13 Acacia Pl ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$702,000
Method: Sale
Date: 28/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/19-21 Somerset St RICHMOND 3121 (REI)

Agent Comments



Price: \$702,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: Apartment