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

302/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$370,000		&		\$385,000					
Median sale pi	rice									
Median price	\$460,000	Pro	operty Type	Unit			Suburb	Abbotsford		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	815A/609 Victoria St ABBOTSFORD 3067	\$383,000	03/11/2023
2	2/67 Denham St HAWTHORN 3122	\$380,000	18/10/2023
3	401/360 Burnley St RICHMOND 3121	\$378,000	21/11/2023

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:

07/03/2024 13:17



Dingle Partners





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$370,000 - \$385,000 **Median Unit Price** December guarter 2023: \$460,000

Comparable Properties



815A/609 Victoria St ABBOTSFORD 3067 (REI/VG)



Price: \$383.000 Method: Private Sale Date: 03/11/2023 Property Type: Apartment



2/67 Denham St HAWTHORN 3122 (REI/VG)



Price: \$380,000 Method: Private Sale Date: 18/10/2023 Property Type: Apartment

401/360 Burnley St RICHMOND 3121 (REI/VG) **n** 1 Price: \$378,000

1 1

Method: Private Sale Date: 21/11/2023 Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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Agent Comments

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