

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

5LG 13 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2020

to 31/03/2021

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	404/205 Gipps St ABBOTSFORD 3067	\$830,000	14/02/2021
2	709/627 Victoria St ABBOTSFORD 3067	\$820,000	03/03/2021
3	401/18 Coppin St RICHMOND 3121	\$800,000	29/01/2021

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:

11/05/2021 16:45



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending March 2021: \$608,000

Comparable Properties



404/205 Gipps St ABBOTSFORD 3067 (REI/VG) Agent Comments

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Price: \$830,000
Method: Sold Before Auction
Date: 14/02/2021
Property Type: Apartment

709/627 Victoria St ABBOTSFORD 3067 (VG) Agent Comments

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Price: \$820,000
Method: Sale
Date: 03/03/2021
Property Type: Strata Unit/Flat



401/18 Coppin St RICHMOND 3121 (REI/VG) Agent Comments

 2  2  1

Price: \$800,000
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment