

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

415/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$490,000

&

\$539,000

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	212/205 Burnley St RICHMOND 3121	\$490,000	13/09/2022
2	502/136 Burnley St RICHMOND 3121	\$507,500	01/09/2022
3	16/45 Church St HAWTHORN 3122	\$530,000	08/06/2022

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:

23/11/2022 09:12

Daniel Finlayson

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

September quarter 2022: \$572,500



2 1 1

Rooms: 3

Property Type: Apartment (Res)

Agent Comments

Comparable Properties



212/205 Burnley St RICHMOND 3121 (REI/VG) **Agent Comments**

2 1 1

Price: \$490,000

Method: Private Sale

Date: 13/09/2022

Property Type: Unit



502/136 Burnley St RICHMOND 3121 (REI/VG) **Agent Comments**

2 1 1

Price: \$507,500

Method: Private Sale

Date: 01/09/2022

Property Type: Apartment



16/45 Church St HAWTHORN 3122 (REI/VG) **Agent Comments**

2 1 1

Price: \$530,000

Method: Private Sale

Date: 08/06/2022

Property Type: Unit

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180