

# 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

411/4 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)

Single price

\$338,000

### Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/01/2020

to

31/03/2020

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	16/72 Baker St RICHMOND 3121	\$335,000	07/04/2020
2	24/160 Coppin St RICHMOND 3121	\$335,000	12/03/2020
3	13/182 Coppin St RICHMOND 3121	\$325,000	10/12/2019

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:

27/05/2020 13:17



1  
 1  
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$338,000

**Median Unit Price**

March quarter 2020: \$475,000

## Comparable Properties



**16/72 Baker St RICHMOND 3121 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$335,000

**Method:** Sale by Tender

**Date:** 07/04/2020

**Rooms:** 2

**Property Type:** Apartment



**24/160 Coppin St RICHMOND 3121 (REI)**

Agent Comments

1  
 1  
 1

**Price:** \$335,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Property Type:** Apartment



**13/182 Coppin St RICHMOND 3121 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 10/12/2019

**Rooms:** 3

**Property Type:** Apartment