

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

1001/1 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

406/1 DRILL STREET HAWTHORN VIC 3122	\$780,000	29-Apr-23
101/11 DAVID STREET RICHMOND VIC 3121	\$806,000	06-Jun-23
6G/13 ACACIA PLACE ABBOTSFORD VIC 3067	-	06-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 18 August 2023



**406/1 DRILL STREET HAWTHORN
VIC 3122**

2 2 2

Sold Price

\$780,000

Sold Date

29-Apr-23

Distance

1.86km



**101/11 DAVID STREET RICHMOND
VIC 3121**

2 2 2

Sold Price

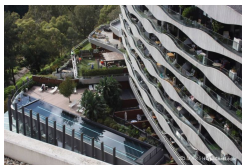
\$806,000

Sold Date

06-Jun-23

Distance

0.4km



**6G/13 ACACIA PLACE
ABBOTSFORD VIC 3067**

2 2 2

Sold Price

^{RS} - ^{UN}

Sold Date

06-Aug-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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