

## 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

601/4 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Dec 2023

to

30 Nov 2024

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

712D/615 VICTORIA STREET ABBOTSFORD VIC 3067	\$330,000	-
422/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$375,000	06-Jun-24
609/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$370,000	07-Jun-24

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: 02 December 2024



**712D/615 VICTORIA STREET  
ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$330,000** Sold Date -

Distance -



**422/1 ACACIA PLACE  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$375,000** Sold Date **06-Jun-24**

Distance **0km**



**609/1 ACACIA PLACE  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$370,000** Sold Date **07-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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