hockingstuart

Edward Lloyd 03 9421 7100 0408 276 103

elloyd@hockingstuart.com.au

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

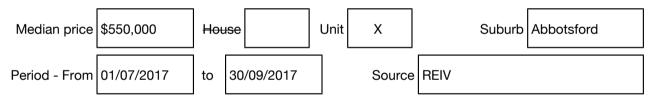
108/13 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Single price \$539,000

Median sale price



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	14/45-49 York St RICHMOND 3121	\$530,000	16/12/2017
2	614/1 Dyer St RICHMOND 3121	\$518,000	14/09/2017
3	117/251-253 Bridge Rd RICHMOND 3121	\$490,000	07/10/2017

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.

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Rooms: Property Type: Strata Unit/Flat Land Size: 14204 sqm approx Agent Comments Edward Lloyd 03 9421 7100 0408 276 103 elloyd@hockingstuart.com.au

Indicative Selling Price \$539,000 Median Unit Price September quarter 2017: \$550,000

Comparable Properties



Price: \$530,000 Method: Auction Sale Date: 16/12/2017 Rooms: -Property Type: Apartment

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Agent Comments

Agent Comments



614/1 Dyer St RICHMOND 3121 (REI/VG)

14/45-49 York St RICHMOND 3121 (REI)



Price: \$518,000 Method: Private Sale Date: 14/09/2017 Rooms: 3 Property Type: Apartment



117/251-253 Bridge Rd RICHMOND 3121 (REI) Agent Comments



Price: \$490,000 Method: Private Sale Date: 07/10/2017 Rooms: -Property Type: Apartment

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propertydata

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