# 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

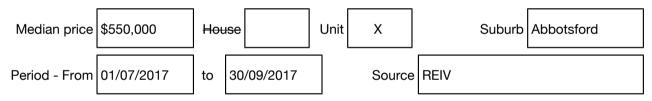
108/13 Acacia Place, Abbotsford Vic 3067

#### 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.

#### Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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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

**----**1

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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