

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$539,000

#### Median sale price

Median price \$550,000 House Unit X Suburb Abbotsford

Period - From 01/07/2017 to 30/09/2017 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	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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 14204 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$530,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** Apartment



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

Agent Comments



**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