

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

228/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$522,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2019 to 30/06/2019 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	108/125 Turner St ABBOTSFORD 3067	\$388,500	01/07/2019
2	114/10 Burnley St RICHMOND 3121	\$380,000	17/06/2019
3	606/8 Grosvenor St ABBOTSFORD 3067	\$375,000	20/05/2019

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.~~

This Statement of Information was prepared on:

16/09/2019



Property Type:
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
June quarter 2019: \$522,000

Comparable Properties



108/125 Turner St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$388,500
Method: Private Sale
Date: 01/07/2019
Rooms: 2
Property Type: Unit



114/10 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 17/06/2019
Rooms: 3
Property Type: Apartment



606/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 20/05/2019
Rooms: 2
Property Type: Apartment