

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

8LG/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$608,500

Property Type Unit

Suburb Abbotsford

Period - From 29/04/2020

to

28/04/2021

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	463 Victoria St ABBOTSFORD 3067	\$985,000	06/03/2021
2	1/12 Glasshouse St RICHMOND 3121	\$970,000	18/02/2021
3	514/1 Acacia Pl ABBOTSFORD 3067	\$910,000	22/12/2020

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:

29/04/2021 10:59



2 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

29/04/2020 - 28/04/2021: \$608,500

Comparable Properties



463 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$985,000

Method: Private Sale

Date: 06/03/2021

Property Type: House



1/12 Glasshouse St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$970,000

Method: Private Sale

Date: 18/02/2021

Property Type: Townhouse (Single)



514/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 2

Price: \$910,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment