

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

115/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$290,000

&

\$319,000

Median sale price

Median price

\$567,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/01/2022

to

31/03/2022

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	17/275 Burnley St RICHMOND 3121	\$320,000	03/04/2022
2	15/182 Coppin St RICHMOND 3121	\$310,000	27/01/2022
3	505/2 Mcgoun St RICHMOND 3121	\$300,000	02/02/2022

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:

16/06/2022 10:39



Property Type:
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
March quarter 2022: \$567,000

Comparable Properties



17/275 Burnley St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$320,000
Method: Private Sale
Date: 03/04/2022
Property Type: Apartment



15/182 Coppin St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$310,000
Method: Sold Before Auction
Date: 27/01/2022
Property Type: Apartment



505/2 Mcgoun St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$300,000
Method: Private Sale
Date: 02/02/2022
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811