

## 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

513/6 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)

Range between

\$900,000

&amp;

\$990,000

## Median sale price

Median price

\$557,500

House

Unit

X

Suburb

Abbotsford

Period - From

01/04/2017

to

30/06/2017

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	16/10 Elaine Ct RICHMOND 3121	\$931,000	18/03/2017
2	3/47 Nicholson St ABBOTSFORD 3067	\$915,000	10/04/2017
3	1/124 Princess St KEW 3101	\$915,000	14/06/2017

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.



 3   
  2   
  2

**Rooms:** 5

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

June quarter 2017: \$557,500

## Comparable Properties



**16/10 Elaine Ct RICHMOND 3121 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$931,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 4

**Property Type:** Apartment



**3/47 Nicholson St ABBOTSFORD 3067 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$915,000

**Method:** Private Sale

**Date:** 10/04/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**1/124 Princess St KEW 3101 (REI)**

Agent Comments

 3   
  2   
  1

**Price:** \$915,000

**Method:** Private Sale

**Date:** 14/06/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)