

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

703/6 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

301/28 BURNLEY STREET RICHMOND VIC 3121	\$390,000	24-May-22
424/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$389,000	23-May-22
308/2-10 MCGOUN STREET RICHMOND VIC 3121	\$400,000	04-Jul-22

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 6 months.

This Statement of Information was prepared on: 05 August 2022

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**301/28 BURNLEY STREET
 RICHMOND VIC 3121**

1 1 1

Sold Price **\$390,000** Sold Date **24-May-22**

Distance **0.46km**



**424/627 VICTORIA STREET
 ABBOTSFORD VIC 3067**

1 1 -

Sold Price ^{RS} **\$389,000** Sold Date **23-May-22**

Distance **0.48km**



**308/2-10 MCGOUN STREET
 RICHMOND VIC 3121**

1 1 1

Sold Price ^{RS} **\$400,000** Sold Date **04-Jul-22**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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