

Martin Mashni 9617 8935 0419 999 773 martinm@dinglepartners.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Including subu	Address uding suburb and postcode		604/1 Acacia Place, Abbotsford Vic 3067								
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$500,00		000		&	\$540	\$540,000					
Median sale price											
Median price	\$550,00	0	Hou	ıse	Unit	Х		Suburb	Abbotsford		
Period - From	01/07/2	017	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	B802/10 Trenerry Cr ABBOTSFORD 3067	\$527,000	01/05/2018
2	206/132 Burnley St RICHMOND 3121	\$520,000	20/04/2018
3	305/37-39 Bosisto St RICHMOND 3121	\$512,000	20/03/2018

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.





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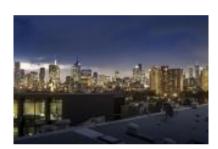
Indicative Selling Price \$500,000 - \$540,000 Median Unit Price Year ending June 2018: \$550,000





Agent Comments

Comparable Properties



B802/10 Trenerry Cr ABBOTSFORD 3067 (REI) Agent Comments

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Price: \$527,000 Method: Private Sale Date: 01/05/2018 Rooms: 4

Property Type: Apartment

206/132 Burnley St RICHMOND 3121 (REI)

|---| 2 **|---|** 1 **|---|** 1

Price: \$520,000 Method: Private Sale Date: 20/04/2018 Rooms: 3

Property Type: Apartment

Agent Comments



305/37-39 Bosisto St RICHMOND 3121 (REI)

1 (C)

Price: \$512,000 Method: Private Sale Date: 20/03/2018 Rooms: 3

Property Type: Apartment

Agent Comments

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





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