

# 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

410/1 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 \$365,000 & \$375,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2024 to 30/09/2024 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	610B/609 Victoria St ABBOTSFORD 3067	\$375,000	20/08/2024
2	111/13 Acacia PI ABBOTSFORD 3067	\$370,000	03/07/2024
3	422/1 Acacia PI ABBOTSFORD 3067	\$375,000	06/06/2024

**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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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$365,000 - \$375,000  
Median Unit Price  
September quarter 2024: \$540,000

## Comparable Properties



610B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$375,000  
Method: Private Sale  
Date: 20/08/2024  
Property Type: Apartment



111/13 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$370,000  
Method: Private Sale  
Date: 03/07/2024  
Property Type: Apartment



422/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$375,000  
Method: Auction Sale  
Date: 06/06/2024  
Property Type: Unit

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