

# 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 518/4 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 \$580,000 & \$620,000

### Median sale price

Median price \$521,250 Property type *unit* Suburb ABBOTSFORD

Period - From 01 January 2023 to 31 December 2023 Source Price Finder

### Comparable property sales

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
215/11 DAVID ST, RICHMOND, VIC 3121	\$611,500	01/10/2023
416/14 DAVID ST, RICHMOND, VIC 3121	\$590,000	22/01/2024
419/627 VICTORIA ST, ABBOTSFORD, VIC 3067	\$595,000	15/11/2023

This Statement of Information was prepared on: 07/02/2024