

## 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 306/6 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 \$650,000

&

\$690,000

#### Median sale price

Median price \$454,500

House

Unit

X

Suburb

Abbotsford

Period - From 01/01/2018

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	406/1 Acacia PI ABBOTSFORD 3067	\$684,000	16/05/2018
2	117/71 Abinger St RICHMOND 3121	\$675,000	31/03/2018
3	103/18 Hull St RICHMOND 3121	\$664,000	14/03/2018

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.



2   
 2   
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000 - \$690,000  
**Median Unit Price**  
 March quarter 2018: \$454,500

## Comparable Properties



**406/1 Acacia Pl ABBOTSFORD 3067 (REI)**

**Agent Comments**

2   
 2   
 2

**Price:** \$684,000  
**Method:** Sold After Auction  
**Date:** 16/05/2018  
**Rooms:** -  
**Property Type:** Apartment



**117/71 Abinger St RICHMOND 3121 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 31/03/2018  
**Rooms:** 4  
**Property Type:** Apartment



**103/18 Hull St RICHMOND 3121 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$664,000  
**Method:** Private Sale  
**Date:** 14/03/2018  
**Rooms:** -  
**Property Type:** Apartment