

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

107/13 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,075,000

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	2/1 Muir St HAWTHORN 3122	\$1,105,000	26/10/2024
2	2LG/4 Acacia PI ABBOTSFORD 3067	\$1,100,000	09/08/2024
3	1/4 Swinton Av KEW 3101	\$921,000	27/05/2024

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.~~

This Statement of Information was prepared on:

28/10/2024 09:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,075,000

Median Unit Price

September quarter 2024: \$540,000

Comparable Properties



2/1 Muir St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$1,105,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



2LG/4 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

2 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 09/08/2024

Property Type: Unit



1/4 Swinton Av KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$921,000

Method: Sold Before Auction

Date: 27/05/2024

Property Type: Unit

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