

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

621/4 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

413/20 BURNLEY STREET RICHMOND VIC 3121	\$420,000	13-Feb-23
710B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$380,000	24-Jan-23
2/86 BURNLEY STREET RICHMOND VIC 3121	\$397,500	28-Sep-22

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 6 months.

This Statement of Information was prepared on: 20 February 2023



**413/20 BURNLEY STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price

^{RS} **\$420,000** Sold Date **13-Feb-23**

Distance **0.46km**



**710B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price

^{RS} **\$380,000** Sold Date **24-Jan-23**

Distance **0.56km**



**2/86 BURNLEY STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price

\$397,500 Sold Date **28-Sep-22**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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