

# 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

2G/13 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 \$600,000 & \$650,000

### Median sale price

Median price \$511,500 Property Type Unit Suburb Abbotsford

Period - From 01/04/2024 to 30/06/2024 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	109/120 Palmer St RICHMOND 3121	\$600,000	23/04/2024
2	602B/609 Victoria St ABBOTSFORD 3067	\$620,000	13/06/2024
3	103B/609 Victoria St ABBOTSFORD 3067	\$650,000	17/06/2024

**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.~~

This Statement of Information was prepared on:

26/08/2024 16:48

2G/13 Acacia Place, Abbotsford Vic 3067

Daniel Finlayson  
03 9967 8899  
0430 110 348  
daniel.finlayson@belleproperty.com



 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
June quarter 2024: \$511,500

## Comparable Properties



**109/120 Palmer St RICHMOND 3121 (REI)**

Agent Comments

 2  2  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 23/04/2024

**Property Type:** Unit



**602B/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 13/06/2024

**Property Type:** Apartment



**103B/609 Victoria St ABBOTSFORD 3067 (REI)** Agent Comments

 2  2  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 17/06/2024

**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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