

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 230/4 ACACIA PLACE, ABBOTSFORD, VIC 3067

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$526,500 Property type unit Suburb ABBOTSFORD

Period - From 01 April 2023 to 31 March 2024 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
421/4 ACACIA PL, ABBOTSFORD, VIC 3067	\$580,000	07/03/2024
304/39 APPLETON ST, RICHMOND, VIC 3121	\$565,000	05/03/2024
912/627 VICTORIA ST, ABBOTSFORD, VIC 3067	\$600,000	10/02/2024

This Statement of Information was prepared on: 22/04/2024