

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	13LG/18 Acacia Place, Abbotsford Vic 3067
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,403,000	House	X	Unit		Suburb	Abbotsford
Period - From	01/07/2017	to	30/09/2017	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	1/126-128 Burnley St RICHMOND 3121	\$1,200,000	28/08/2017
2	7L/18 Acacia PI ABBOTSFORD 3067	\$1,150,000	30/08/2017
3	513/6 Acacia PI ABBOTSFORD 3067	\$1,150,000	07/10/2017

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.



3 2 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
September quarter 2017: \$1,403,000

Comparable Properties



1/126-128 Burnley St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 28/08/2017
Rooms: 5
Property Type: Townhouse (Single)

7L/18 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments

3 - -

Price: \$1,150,000
Method: Sale
Date: 30/08/2017
Rooms: -
Property Type: Strata Unit/Flat



513/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: Apartment