

# 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 308/1 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 \$355,000 & \$385,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2023 to 31/12/2023 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	11/162 Barkers Rd HAWTHORN 3122	\$385,000	19/01/2024
2	3/28 Elm St HAWTHORN 3122	\$385,000	05/09/2023
3	6/34 Davison St RICHMOND 3121	\$360,000	04/10/2023

**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: 15/02/2024 09:29



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$355,000 - \$385,000  
**Median Unit Price**  
 December quarter 2023: \$460,000

## Comparable Properties



**11/162 Barkers Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 19/01/2024  
**Property Type:** Apartment



**3/28 Elm St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 05/09/2023  
**Property Type:** Apartment



**6/34 Davison St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 04/10/2023  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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