### 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

112/4 Acacia Place, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$860,000

#### Median sale price

Median price	\$491,000	Pro	operty Type Unit	t		Suburb	Abbotsford
Period - From	01/07/2019	to	30/09/2019	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/6 Christine Cr RICHMOND 3121	\$915,000	29/06/2019
2	7LG/18 Acacia PI ABBOTSFORD 3067	\$862,000	31/07/2019
3	32/659 Victoria St ABBOTSFORD 3067	\$851,000	23/07/2019

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:

25/11/2019 15:12



# hockingstuart





Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 datsis@hockingstuart.com.au

Indicative Selling Price \$860,000 Median Unit Price September quarter 2019: \$491,000

## **Comparable Properties**



8/6 Christine Cr RICHMOND 3121 (REI/VG)



Price: \$915,000 Method: Auction Sale Date: 29/06/2019 Property Type: Apartment



7LG/18 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$862,000 Method: Private Sale Date: 31/07/2019 Property Type: Apartment



32/659 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

Agent Comments

**1 - 1** 3 **1** 2 **1** 3

Price: \$851,000 Method: Sold Before Auction Date: 23/07/2019 Property Type: Apartment

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.