

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

227/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2021

to

30/09/2022

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	103/120 Gipps St ABBOTSFORD 3067	\$330,000	08/09/2022
2	1/9 Goodwood St RICHMOND 3121	\$330,000	12/09/2022
3	403/6 Lord St RICHMOND 3121	\$330,000	10/10/2022

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:

03/12/2022 17:43

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$330,000

Median Unit Price

Year ending September 2022: \$610,000



Property Type: Apartment

Agent Comments

Comparable Properties



103/120 Gipps St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 08/09/2022

Property Type: Apartment



1/9 Goodwood St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 12/09/2022

Property Type: Apartment



403/6 Lord St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 10/10/2022

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802