

# 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 708/1 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)

Single price \$549,000

### Median sale price

Median price \$511,500

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2024

to 30/06/2024

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	C502/5 Flockhart St ABBOTSFORD 3067	\$545,000	26/07/2024
2	608/1 Acacia PI ABBOTSFORD 3067	\$547,000	25/07/2024
3	608/1 Acacia PI ABBOTSFORD 3067	\$547,000	25/07/2024

**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:

11/09/2024 16:09



 2
  2
  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$549,000

**Median Unit Price**  
 June quarter 2024: \$511,500

## Comparable Properties



**C502/5 Flockhart St ABBOTSFORD 3067 (REI)** [Agent Comments](#)

 2
  2
  1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** Apartment



**608/1 Acacia PI ABBOTSFORD 3067 (REI/VG)** [Agent Comments](#)

 2
  2
  1

**Price:** \$547,000  
**Method:** Private Sale  
**Date:** 25/07/2024  
**Property Type:** Apartment



**608/1 Acacia PI ABBOTSFORD 3067 (REI/VG)** [Agent Comments](#)

 2
  2
  1

**Price:** \$547,000  
**Method:** Private Sale  
**Date:** 25/07/2024  
**Property Type:** Apartment

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