

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

421/4 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

215/11 DAVID STREET RICHMOND VIC 3121	\$611,500	01-Oct-23
1/16 LAMBERT STREET RICHMOND VIC 3121	\$615,000	04-Oct-23
40/70A CHURCH STREET HAWTHORN VIC 3122	\$625,000	12-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 19 January 2024



**215/11 DAVID STREET RICHMOND
VIC 3121**

2 1 1

Sold Price

\$611,500

Sold Date

01-Oct-23

Distance

0.4km



**1/16 LAMBERT STREET RICHMOND
VIC 3121**

2 1 1

Sold Price

\$615,000

Sold Date

04-Oct-23

Distance

1.01km



**40/70A CHURCH STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price

\$625,000

Sold Date

12-Aug-23

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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