

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

406/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$546,500

House

Unit

X

Suburb

Abbotsford

Period - From

01/04/2017

to

31/03/2018

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	218/13 Acacia Pl ABBOTSFORD 3067	\$715,000	22/12/2017
2	117/71 Abinger St RICHMOND 3121	\$675,000	31/03/2018
3	4/69-73 River St RICHMOND 3121	\$670,000	17/03/2018

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.

406/1 Acacia Place, Abbotsford Vic 3067



 2  2  2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending March 2018: \$546,500

Comparable Properties



218/13 Acacia Pl ABBOTSFORD 3067 (REI/VG) **Agent Comments**

 2  2  1

Price: \$715,000
Method: Private Sale
Date: 22/12/2017
Rooms: -
Property Type: Apartment



117/71 Abinger St RICHMOND 3121 (REI) **Agent Comments**

 2  2  1

Price: \$675,000
Method: Private Sale
Date: 31/03/2018
Rooms: 4
Property Type: Apartment



4/69-73 River St RICHMOND 3121 (REI) **Agent Comments**

 2  2  2

Price: \$670,000
Method: Sold Before Auction
Date: 17/03/2018
Rooms: -
Property Type: Apartment