

# 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

709/6 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)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$745,000

Property Type Unit

Suburb Abbotsford

Period - From 01/07/2021

to

30/09/2021

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	15/659 Victoria St ABBOTSFORD 3067	\$1,425,000	13/07/2021
2	216/56 Nicholson St ABBOTSFORD 3067	\$1,400,000	11/05/2021
3	406/84 Cutter St RICHMOND 3121	\$1,380,000	13/07/2021

**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:

27/10/2021 14:21

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median Unit Price**

September quarter 2021: \$745,000



3 2 3

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**15/659 Victoria St ABBOTSFORD 3067**  
(REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,425,000

**Method:** Sold Before Auction

**Date:** 13/07/2021

**Property Type:** Unit



**216/56 Nicholson St ABBOTSFORD 3067**  
(REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 11/05/2021

**Property Type:** Apartment

**406/84 Cutter St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 13/07/2021

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Belle Property Richmond** | P: 03 9421 7100 | F: 03 9421 7180