

## 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

13G/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) (\*Delete single price or range as applicable)

Single Price

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2020

to

30 Sep 2021

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

907/1 Acacia Place Abbotsford VIC 3067	\$425,000	29-Sep-21
504/12 Trenerry Crescent Abbotsford VIC 3067	\$430,000	17-Aug-21
303/1 Acacia Place Abbotsford VIC 3067	\$350,000	12-Jul-21

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: 28 October 2021



**907/1 Acacia Place Abbotsford VIC 3067**

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**29-Sep-21**



1



1



1

Distance

-



**504/12 Trenerry Crescent  
Abbotsford VIC 3067**

Sold Price

**\$430,000**

Sold Date

**17-Aug-21**



1



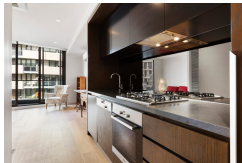
1



1

Distance

**1.75km**



**303/1 Acacia Place Abbotsford VIC 3067**

Sold Price

**\$350,000**

Sold Date

**12-Jul-21**



1



1



1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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