Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	206/4 Acacia Place, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Single price \$549,000

Median sale price

Median price	\$511,500	Pro	perty Type	Jnit		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

1	708/1 Acacia PI ABBOTSFORD 3067	\$520,000	16/09/2024
2	808/4 Acacia Pl ABBOTSFORD 3067	\$600,000	10/08/2024
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.

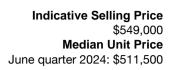
This Statement of Information was prepared on:	02/10/2024 16:27



Date of sale



Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au







Comparable Properties



708/1 Acacia PI ABBOTSFORD 3067 (REI)

-2

Price: \$520.000 Method: Private Sale Date: 16/09/2024 Rooms: 4

Property Type: Apartment

Agent Comments



808/4 Acacia PI ABBOTSFORD 3067 (REI)

-



€ 2

Price: \$600,000 Method: Private Sale Date: 10/08/2024

Property Type: Apartment

Agent Comments

Agent Comments



608/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Price: \$547,000 Method: Private Sale Date: 25/07/2024

Property Type: Apartment

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



