Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 212/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale price									
Median price	\$596,000	Pro	operty Type	Unit			Suburb	Abbotsford	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	102/8 Grattan St HAWTHORN 3122	\$930,000	22/11/2024
2	107/13 Acacia PI ABBOTSFORD 3067	\$1,000,000	06/11/2024
3	2LG/4 Acacia PI ABBOTSFORD 3067	\$1,100,000	09/08/2024

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.

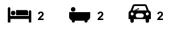
This Statement of Information was prepared on:

29/01/2025 12:07



Dingle Partners





Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price December quarter 2024: \$596,000

Comparable Properties

102/8 Grattan St HAWTHORN 3122 (REI/VG) 2 2 2 Price: \$930,000 Method: Private Sale Date: 22/11/2024 Property Type: Apartment	Agent Comments
107/13 Acacia PI ABBOTSFORD 3067 (REI/VG) 2 2 2 2 Price: \$1,000,000 Method: Private Sale Date: 06/11/2024 Property Type: Apartment	Agent Comments
2LG/4 Acacia PI ABBOTSFORD 3067 (REI) 2 2 2 2 2 Price: \$1,100,000	Agent Comments

Method: Sold Before Auction

Date: 09/08/2024 Property Type: Unit

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



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