

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	1013/1 Acacia Place, Abbotsford Vic 3067
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Indicative selling price

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

Single price \$490,000

Median sale price

Median price	\$557,500	House		Unit	X	Suburb	Abbotsford
Period - From	01/04/2017	to	30/06/2017	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	117/251-253 Bridge Rd RICHMOND 3121	\$490,000	02/07/2017
2	1/69 Palmer St RICHMOND 3121	\$476,000	28/04/2017
3	202/47 Murphy St RICHMOND 3121	\$458,000	01/07/2017

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.

**Rooms:****Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 14204 sqm approx

Agent Comments

Indicative Selling Price

\$490,000

Median Unit Price

June quarter 2017: \$557,500

Comparable Properties

**117/251-253 Bridge Rd RICHMOND 3121 (REI)** Agent Comments**Price:** \$490,000**Method:** Private Sale**Date:** 02/07/2017**Rooms:** -**Property Type:** Apartment**1/69 Palmer St RICHMOND 3121 (REI)** Agent Comments**Price:** \$476,000**Method:** Private Sale**Date:** 28/04/2017**Rooms:** -**Property Type:** Apartment**202/47 Murphy St RICHMOND 3121 (REI)** Agent Comments**Price:** \$458,000**Method:** Auction Sale**Date:** 01/07/2017**Rooms:** 2**Property Type:** Apartment