

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 519/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$596,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2024 to 31/12/2024 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 | Price | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 3/26 Gardner St RICHMOND 3121 | \$290,000 | 20/09/2024 |
| 2 | 508/6 Acacia Pl ABBOTSFORD 3067 | \$340,000 | 11/10/2024 |
| 3 | 504/2 Mcgoun St RICHMOND 3121 | \$335,000 | 17/10/2024 |

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: 15/02/2025 14:37



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
December quarter 2024: \$596,000

Comparable Properties



3/26 Gardner St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$290,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit



508/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)



Price: \$340,000
Method: Private Sale
Date: 11/10/2024
Property Type: Apartment



504/2 Mcgoun St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$335,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment