## 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

106/13 Acacia Place, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$690,000		&		\$750,000	D		
Median sale p	rice							
Median price	\$596,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/10/2024	to	31/12/2024		So	ource	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	606/88 Trenerry Cr ABBOTSFORD 3067	\$720,000	27/01/2025
2	6/328 Johnston St ABBOTSFORD 3067	\$745,000	24/01/2025
3	508/88 Trenerry Cr ABBOTSFORD 3067	\$697,500	28/11/2024

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:

26/02/2025 13:49



### 106/13 Acacia Place, Abbotsford Vic 3067

# **Dingle Partners**

Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median Unit Price December quarter 2024: \$596,000

## **Comparable Properties**

606/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG) 2 2 2 1 Price: \$720,000 Method: Private Sale Date: 27/01/2025 Property Type: Apartment	Agent Comments
6/328 Johnston St ABBOTSFORD 3067 (REI) 2 1 1 1 Price: \$745,000 Method: Sold Before Auction Date: 24/01/2025 Property Type: Unit	Agent Comments
508/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG) 2 2 2 1 Price: \$697,500 Method: Private Sale Date: 28/11/2024 Property Type: Apartment	Agent Comments

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



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