

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

102/4 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

414/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$345,000	17-Feb-25
517/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$375,000	18-Mar-25
410/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$372,500	24-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 12 April 2025



**414/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$345,000** Sold Date **17-Feb-25**

Distance **0km**



**517/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price ^{RS} **\$375,000** ^{UN} Sold Date **18-Mar-25**

Distance **0km**



**410/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$372,500** Sold Date **24-Feb-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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