

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

215/4 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

or range
between

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2022

to

28 Feb 2023

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

619/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$285,000	04-Oct-22
802/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$288,000	19-Feb-23

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: 14 March 2023



**619/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$285,000** Sold Date **04-Oct-22**

Distance **0km**



**802/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 -

Sold Price ^{RS} **\$288,000** Sold Date **19-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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