

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

306/6 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

\$630,000

&

\$675,000

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

415A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$658,000	26-Nov-24
818A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$628,000	09-Nov-24
31/73 RIVER STREET RICHMOND VIC 3121	\$650,000	03-Mar-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: 07 April 2025

Peter Daicos
M 0413757357
E peterd@langwellharper.com.au



**415A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$658,000** Sold Date **26-Nov-24**

Distance **0.57km**

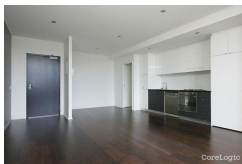


**818A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$628,000** Sold Date **09-Nov-24**

Distance **0.57km**



**31/73 RIVER STREET RICHMOND
VIC 3121**

 2  2  1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **03-Mar-25**

Distance **0.85km**

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

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