

## 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

601/4 ACACIA PLACE ABBOTSFORD VIC 3067

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$330,000

### 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

519/1 ACACIA PLACE ABBOTSFORD VIC 3067

\$316,000

19-Mar-25

709/4 ACACIA PLACE ABBOTSFORD VIC 3067

\$305,000

18-Dec-24

224/6 ACACIA PLACE ABBOTSFORD VIC 3067

\$320,000

18-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



### 519/1 ACACIA PLACE ABBOTSFORD VIC 3067

 1
  1
  -

Sold Price

<sup>RS</sup>
**\$316,000**

Sold Date

**19-Mar-25**

Distance

**0km**


### 709/4 ACACIA PLACE ABBOTSFORD VIC 3067

 1
  1
  -

Sold Price

**\$305,000**

Sold Date

**18-Dec-24**

Distance

**0km**


### 224/6 ACACIA PLACE ABBOTSFORD VIC 3067

 1
  1
  -

Sold Price

<sup>RS</sup>
**\$320,000**

Sold Date

**18-Mar-25**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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