## 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

603/6 Acacia Place, Abbotsford Vic 3067

#### Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$449,000

#### Median sale price

Median price	\$620,000	Pro	operty Type Unit	t		Suburb	Abbotsford
Period - From	01/04/2025	to	30/06/2025	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	602/6 Acacia PI ABBOTSFORD 3067	\$395,000	26/05/2025
2	226/1 Acacia PI ABBOTSFORD 3067	\$388,000	09/04/2025
3	207/1 Acacia PI ABBOTSFORD 3067	\$430,000	23/03/2025

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:

22/07/2025 17:07



# **Dingle Partners**

Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$449,000 **Median Unit Price** June guarter 2025: \$620,000

## **Comparable Properties**



602/6 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$395,000 Method: Private Sale Date: 26/05/2025 Property Type: Apartment

226/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

Agent Comments





Price: \$388,000 Method: Private Sale Date: 09/04/2025 Property Type: Apartment



207/1 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$430,000 Method: Sale Date: 23/03/2025 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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



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