## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000	&	\$360,000
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#### Median sale price

Median price \$680,000	Property	Type Unit		Suburb	Abbotsford
Period - From 01/04/2021	to 31/03.	/2022	Source	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.

#### Address of comparable property

1	422/1 Acacia PI ABBOTSFORD 3067	\$375,000	05/01/2022
2	505B/609 Victoria St ABBOTSFORD 3067	\$370,000	18/03/2022
3	710/6 Acacia PI ABBOTSFORD 3067	\$328,000	19/02/2022

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:	12/05/2022 16:01



Date of sale







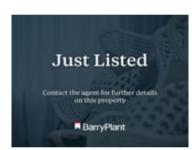




**Property Type: Agent Comments** 

**Indicative Selling Price** \$350,000 - \$360,000 **Median Unit Price** Year ending March 2022: \$680,000

# Comparable Properties



422/1 Acacia PI ABBOTSFORD 3067 (VG)





Price: \$375,000 Method: Sale Date: 05/01/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments** 

Agent Comments









Price: \$370,000 Method: Private Sale Date: 18/03/2022

Property Type: Apartment

#### 710/6 Acacia PI ABBOTSFORD 3067 (VG)







Price: \$328.000 Method: Sale Date: 19/02/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Biggin & Scott | P: 03 9429 9177



