

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 502/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$350,000 & \$360,000

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	Price	Date of sale
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



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)

Agent Comments



Price: \$375,000

Method: Sale

Date: 05/01/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



505B/609 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$370,000

Method: Private Sale

Date: 18/03/2022

Property Type: Apartment

710/6 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments



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