

# 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 806/1 Acacia Place, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$329,000

### 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	213/28 Burnley St RICHMOND 3121	\$345,000	12/05/2022
2	708/4 Acacia Pl ABBOTSFORD 3067	\$345,000	06/06/2022
3	516a/609 Victoria St ABBOTSFORD 3067	\$340,000	23/05/2022

**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:

04/07/2022 10:57



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$329,000

**Median Unit Price**

Year ending March 2022: \$680,000

## Comparable Properties



**213/28 Burnley St RICHMOND 3121 (REI/VG)**

**Agent Comments**

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**Price:** \$345,000

**Method:** Private Sale

**Date:** 12/05/2022

**Property Type:** Unit



**708/4 Acacia PI ABBOTSFORD 3067 (REI)**

**Agent Comments**

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**Price:** \$345,000

**Method:** Private Sale

**Date:** 06/06/2022

**Property Type:** Unit



**516a/609 Victoria St ABBOTSFORD 3067 (REI)**

**Agent Comments**

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**Price:** \$340,000

**Method:** Private Sale

**Date:** 23/05/2022

**Property Type:** Apartment

**Account - Biggin & Scott | P: 03 9426 4000**