

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 305/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Abbotsford

Period - From 01/07/2023

to 30/09/2023

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	10/30 Grove Rd HAWTHORN 3122	\$460,000	28/09/2023
2	414/11 David St RICHMOND 3121	\$457,000	29/07/2023
3	8/30 Abbotsford St ABBOTSFORD 3067	\$435,000	07/10/2023

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:

07/12/2023 19:28



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$435,000

Median Unit Price
 September quarter 2023: \$575,000

Comparable Properties



10/30 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 1
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  1

Price: \$460,000
Method: Sold Before Auction
Date: 28/09/2023
Property Type: Apartment



414/11 David St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$457,000
Method: Private Sale
Date: 29/07/2023
Property Type: Unit



8/30 Abbotsford St ABBOTSFORD 3067 (REI)

Agent Comments

 1
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Price: \$435,000
Method: Private Sale
Date: 07/10/2023
Property Type: Apartment

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