

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 809/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$536,500 Property Type Unit Suburb Abbotsford

Period - From 01/10/2018 to 30/09/2019 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	301/63 Glass St RICHMOND 3121	\$761,000	23/09/2019
2	39/85 Nicholson St ABBOTSFORD 3067	\$760,000	23/07/2019
3	614/1 Acacia Pl ABBOTSFORD 3067	\$740,000	04/10/2019

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: 25/11/2019 12:33



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 14204 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
Year ending September 2019: \$536,500

Comparable Properties



301/63 Glass St RICHMOND 3121 (REI)

Agent Comments



Price: \$761,000
Method: Private Sale
Date: 23/09/2019
Property Type: Apartment



39/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$760,000
Method: Sale by Tender
Date: 23/07/2019
Rooms: 3
Property Type: Apartment



614/1 Acacia Pl ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 04/10/2019
Property Type: Apartment