Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 809/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$730,000		&		\$800,000			
Median sale p	rice							
Median price	\$536,500	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/10/2018	to	30/09/2019		So	ource	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.

Add	dress 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 PI 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)



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

Agent Comments



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

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Agent Comments

Agent Comments



614/1 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$740,000 **Method:** Private Sale **Date:** 04/10/2019

Property Type: Apartment

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

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Price: \$760,000

Method: Sale by Tender Date: 23/07/2019 Rooms: 3

Property Type: Apartment



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.