

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 308/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Abbotsford

Period - From 26/09/2018 to 25/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

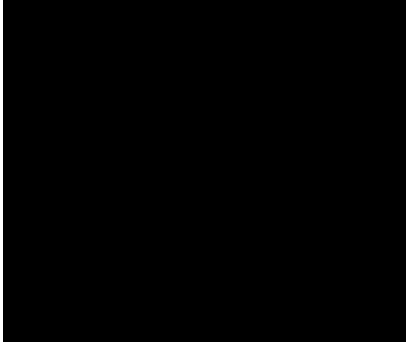
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	704/4 Acacia Pl ABBOTSFORD 3067	\$2,165,000	02/07/2019
2	29/8 Trenerry Cr ABBOTSFORD 3067	\$2,000,000	13/04/2019
3	8/40 Walpole St KEW 3101	\$1,670,000	22/06/2019

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: 26/09/2019 12:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median Unit Price
26/09/2018 - 25/09/2019: \$515,000

Comparable Properties



704/4 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$2,165,000
Method: Sale
Date: 02/07/2019
Property Type: Strata Unit/Flat



29/8 Trenerry Cr ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$2,000,000
Method: Sale
Date: 13/04/2019
Property Type: Flat/Unit/Apartment (Res)



8/40 Walpole St KEW 3101 (VG)

Agent Comments



Price: \$1,670,000
Method: Sale
Date: 22/06/2019
Property Type: Strata Unit/Flat