

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

113/13 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Abbotsford

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

212/121 POWER STREET HAWTHORN VIC 3122	\$435,000	16-Mar-24
302/45 YORK STREET RICHMOND VIC 3121	\$425,000	31-May-24

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 6 months.

This Statement of Information was prepared on: 25 June 2024

**212/121 POWER STREET
HAWTHORN VIC 3122**

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Sold Price **\$435,000** Sold Date **16-Mar-24**Distance **1.58km****302/45 YORK STREET RICHMOND
VIC 3121**

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Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **31-May-24**Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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