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

206/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$700,000

Median sale price

Median price	\$575,000	Pro	perty Type Uni	t		Suburb	Abbotsford
Period - From	01/07/2023	to	30/09/2023	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	505/1 Acacia PI ABBOTSFORD 3067	\$655,000	18/08/2023
2	1005/1 Acacia PI ABBOTSFORD 3067	\$658,000	24/08/2023
3	1010/1 Acacia PI ABBOTSFORD 3067	\$700,000	06/10/2023

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:

10/01/2024 14:19









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$700,000 Median Unit Price September quarter 2023: \$575,000

Comparable Properties



505/1 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$655,000 Method: Private Sale Date: 18/08/2023 Property Type: Apartment



1005/1 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments

Agent Comments



Price: \$658,000 Method: Sale Date: 24/08/2023 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



1010/1 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$700,000 Method: Private Sale Date: 06/10/2023 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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