

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$700,000

### Median sale price

Median price \$575,000

Property Type Unit

Suburb Abbotsford

Period - From 01/07/2023

to 30/09/2023

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	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



2   
 2   
 1

**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](#)

2   
 2   
 1

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



1005/1 Acacia PI ABBOTSFORD 3067 (VG) [Agent Comments](#)

2   
 -   
 -

**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) [Agent Comments](#)

2   
 2   
 2

**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