

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

230/4 ACACIA PLACE, ABBOTSFORD, VIC 3067
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Indicative selling price

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

Range between \$580,000 & \$625,000

Median sale price

Median price \$505,000 Property type *unit* Suburb ABBOTSFORD

Period - From 01 January 2023 to 31 December 2023 Source Price Finder

Comparable property sales

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
24 MUIR ST, HAWTHORN, VIC 3122	\$620,000	28/10/2023
215/11 DAVID ST, RICHMOND, VIC 3121	\$611,500	01/10/2023
113/647 VICTORIA ST, ABBOTSFORD, VIC 3067	\$625,000	06/10/2023

This Statement of Information was prepared on: 17/01/2024