

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

318/4 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2023

to

31 Jan 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

502/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$347,000	03-Feb-24
225/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$365,000	06-Feb-24
615/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$355,000	02-Dec-23

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: 11 February 2024



**502/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price ^{RS} **\$347,000** ^{UN} Sold Date **03-Feb-24**

Distance **0km**



**225/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price ^{RS} **\$365,000** Sold Date **06-Feb-24**

Distance **0.03km**



**615/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$355,000** Sold Date **02-Dec-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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