

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

508/6 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2023

to

30 Apr 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

408/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$433,000	22-Feb-24
409/11 DAVID STREET RICHMOND VIC 3121	\$390,000	20-Mar-24
10/40-44 LORD STREET RICHMOND VIC 3121	\$380,000	10-Feb-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: 31 May 2024

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408/6 ACACIA PLACE ABBOTSFORD VIC 3067

 1  1  1

Sold Price **\$433,000** Sold Date **22-Feb-24**

Distance **0km**



409/11 DAVID STREET RICHMOND VIC 3121

 1  1  -

Sold Price **\$390,000** Sold Date **20-Mar-24**

Distance **0.4km**



10/40-44 LORD STREET RICHMOND VIC 3121

 1  1  -

Sold Price **\$380,000** Sold Date **10-Feb-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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