Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$365,000 & \$400,000	Range between	\$365,000	&	\$400,000
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Median sale price

Median price	\$460,000	Pro	perty Type	Unit		Suburb	Abbotsford
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	317/1 Acacia PI ABBOTSFORD 3067	\$380,000	05/12/2023
2	225/4 Acacia PI ABBOTSFORD 3067	\$365,000	06/02/2024
3	615/4 Acacia PI ABBOTSFORD 3067	\$355,000	02/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2024 13:27





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Indicative Selling Price \$365,000 - \$400,000 **Median Unit Price** December quarter 2023: \$460,000



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



317/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Price: \$380,000 Method: Private Sale Date: 05/12/2023

Property Type: Apartment

Agent Comments



225/4 Acacia PI ABBOTSFORD 3067 (REI/VG)

Price: \$365,000 Method: Private Sale Date: 06/02/2024

Property Type: Apartment

Agent Comments

Agent Comments



615/4 Acacia PI ABBOTSFORD 3067 (REI/VG)

Price: \$355.000 Method: Private Sale Date: 02/12/2023 Rooms: 2

Property Type: Apartment





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