

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 609/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$460,000 Property 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	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 comparable properties 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



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$365,000 - \$400,000

Median Unit Price

December quarter 2023: \$460,000

Comparable Properties



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

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment



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

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



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

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 02/12/2023

Rooms: 2

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511