## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 808/4 Acacia Place, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$575,000		&		\$625,000			
Median sale p	rice							
Median price	\$511,500	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	518/4 Acacia PI ABBOTSFORD 3067	\$552,000	12/07/2024
2	113/4 Acacia PI ABBOTSFORD 3067	\$645,000	06/05/2024
3	421/4 Acacia PI ABBOTSFORD 3067	\$580,000	07/03/2024

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:

08/08/2024 09:23









**Property Type:** Apartment/Unit Agent Comments

Indicative Selling Price \$575,000 - \$625,000 Median Unit Price June quarter 2024: \$511,500

# **Comparable Properties**



518/4 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$552,000 Method: Private Sale Date: 12/07/2024 Property Type: Apartment



113/4 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments

Agent Comments



Price: \$645,000 Method: Private Sale Date: 06/05/2024 Property Type: Apartment



421/4 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$580,000 Method: Private Sale Date: 07/03/2024 Property Type: Apartment

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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