

## 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 603/6 Acacia Place, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$399,000

#### Median sale price

Median price \$547,500 House Unit X Suburb Abbotsford

Period - From 01/01/2017 to 31/12/2017 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	801/1 Acacia PI ABBOTSFORD 3067	\$415,000	12/12/2017
2	117/4 Acacia PI ABBOTSFORD 3067	\$390,000	09/11/2017
3	412/1 Acacia PI ABBOTSFORD 3067	\$380,000	23/10/2017

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.



1   
 1   
 1 + Storage

**Indicative Selling Price**  
 \$399,000  
**Median Unit Price**  
 Year ending December 2017: \$547,500

**Rooms:** 2  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

Sixth level apartment facing south east over Richmond. Lovely natural light.

## Comparable Properties



**801/1 Acacia PI ABBOTSFORD 3067 (VG)** [Agent Comments](#)

1   
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**Price:** \$415,000  
**Method:** Sale  
**Date:** 12/12/2017  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit



**117/4 Acacia PI ABBOTSFORD 3067 (REI/VG)** [Agent Comments](#)

1   
 1   
 1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 09/11/2017  
**Rooms:** 3  
**Property Type:** Apartment



**412/1 Acacia PI ABBOTSFORD 3067 (REI/VG)** [Agent Comments](#)

1   
 1   
 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 23/10/2017  
**Rooms:** -  
**Property Type:** Apartment