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	601/4 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~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$509,500	Property type	Unit	Suburb	Abbotsford
Period-from	01 Apr 2024	to	31 Mar 2025	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
519/1 ACACIA PLACE ABBOTSFORD VIC 3067	$316,000	19-Mar-25
709/4 ACACIA PLACE ABBOTSFORD VIC 3067	$305,000	18-Dec-24
224/6 ACACIA PLACE ABBOTSFORD VIC 3067	$320,000	18-Mar-25

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: 07 April 2025

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519/1 ACACIA PLACE
ABBOTSFORD VIC 3067

1 1 -

Sold Price RS $316,000 Sold Date 19-Mar-25

Distance 0km



709/4 ACACIA PLACE
ABBOTSFORD VIC 3067

1 1 -

Sold Price $305,000 Sold Date 18-Dec-24

Distance 0km



224/6 ACACIA PLACE
ABBOTSFORD VIC 3067

1 1 -

Sold Price RS $320,000 Sold Date 18-Mar-25

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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