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	12/18 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between $955,000 & $1,050,000

Median sale price

Median price $1,345,750 Property Type House Suburb Abbotsford

Period - From 01/01/2022 to 31/12/2022 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	606/171 Buckingham St RICHMOND 3121	$1,060,000	09/11/2022
2	201/63 William St ABBOTSFORD 3067	$1,050,000	21/12/2022
3	35/69 River St RICHMOND 3121	$918,500	23/08/2022

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: 14/02/2023 15:34

12/18 Acacia Place, Abbotsford Vic 3067



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Property Type:
Agent Comments

Indicative Selling Price
$955,000 - $1,050,000
Median House Price
Year ending December 2022: $1,345,750

Comparable Properties

606/171 Buckingham St RICHMOND 3121 (VG) Agent Comments

3 - -

Price: $1,060,000
Method: Sale
Date: 09/11/2022
Property Type: Strata Unit/Flat



201/63 William St ABBOTSFORD 3067 (REI) Agent Comments

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 21/12/2022
Property Type: Apartment



35/69 River St RICHMOND 3121 (REI/VG) Agent Comments

3 2 2

Price: $918,500
Method: Private Sale
Date: 23/08/2022
Property Type: Unit

Account - BigginScott | P: 03 9426 4000

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