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	302c/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between $345,000 & $360,000

Median sale price

Median price $575,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2023 to 30/09/2023 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	815A/609 Victoria St ABBOTSFORD 3067	$383,000	03/11/2023
2	619/4 Acacia Pl ABBOTSFORD 3067	$350,000	28/09/2023
3	215/1 Acacia Pl ABBOTSFORD 3067	$310,000	08/11/2023

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: 27/12/2023 10:48

302c/4 Acacia Place, Abbotsford Vic 3067

BigginScott

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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$345,000 - $360,000
Median Unit Price
September quarter 2023: $575,000

Comparable Properties



815A/609 Victoria St ABBOTSFORD 3067 (REI)

1 1 1

Agent Comments

Price: $383,000
Method: Private Sale
Date: 03/11/2023
Property Type: Apartment



619/4 Acacia Pl ABBOTSFORD 3067 (REI)

1 1 1

Agent Comments

Price: $350,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment



215/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

1 1 -

Agent Comments

Price: $310,000
Method: Private Sale
Date: 08/11/2023
Property Type: Apartment

REIV THE DIFFERENCE | propertydata.com.au

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