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	404/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Single price $495,000

Median sale price

Median price $540,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2024 to 30/09/2024 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	1105/20 Shamrock St ABBOTSFORD 3067	$491,500	03/10/2024
2	202/18 Grosvenor St ABBOTSFORD 3067	$450,000	01/07/2024
3	510/11 Flockhart St ABBOTSFORD 3067	$450,000	12/06/2024

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: 09/12/2024 10:06

404/1 Acacia Place, Abbotsford Vic 3067



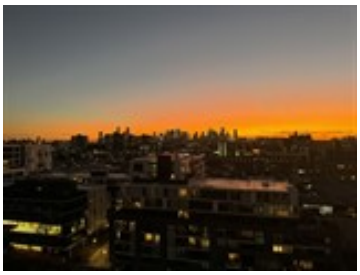
2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
September quarter 2024: $540,000

Comparable Properties



1105/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $491,500
Method: Private Sale
Date: 03/10/2024
Property Type: Apartment

Agent Comments



202/18 Grosvenor St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment

Agent Comments



510/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 12/06/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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