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	618/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between $350,000 & $385,000

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	506/39 Appleton St RICHMOND 3121	$355,000	08/10/2024
2	403/8 Garfield St RICHMOND 3121	$386,000	30/09/2024
3	108/125 Turner St ABBOTSFORD 3067	$390,000	17/09/2024

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 14:23

618/4 Acacia Place, Abbotsford Vic 3067



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 14204 sqm approx

Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
September quarter 2024: $540,000

Comparable Properties



506/39 Appleton St RICHMOND 3121 (REI)

1 | 1 | 1

Price: $355,000
Method: Private Sale
Date: 08/10/2024
Property Type: Apartment

Agent Comments



403/8 Garfield St RICHMOND 3121 (REI)

1 | 1 | 1

Price: $386,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

Agent Comments



108/125 Turner St ABBOTSFORD 3067 (REI)

1 | 1 | 1

Price: $390,000
Method: Private Sale
Date: 17/09/2024
Rooms: 2
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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