

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

706/1 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

\$649,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Abbotsford

Period-from

01 Nov 2022

to

31 Oct 2023

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

505/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$655,000	18-Aug-23
1005/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$658,000	24-Aug-23
1010/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$700,000	06-Oct-23

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: 13 November 2023

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**505/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$655,000** Sold Date **18-Aug-23**

Distance **0km**



**1005/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

2 2 1

Sold Price ^{RS} **\$658,000** ^{UN} Sold Date **24-Aug-23**

Distance **0.04km**



**1010/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

2 2 2

Sold Price ^{RS} **\$700,000** Sold Date **06-Oct-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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