

# 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

103/13 Acacia Place, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$675,000

### Median sale price

Median price \$609,500 Property Type Unit Suburb Abbotsford

Period - From 01/01/2020 to 31/12/2020 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	162/73 River St RICHMOND 3121	\$700,000	29/01/2021
2	407/1 Dyer St RICHMOND 3121	\$665,000	17/01/2021
3	203/59 Stawell St RICHMOND 3121	\$650,000	11/01/2021

**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:

17/02/2021 11:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$640,000 - \$675,000  
**Median Unit Price**  
Year ending December 2020: \$609,500

## Comparable Properties



**162/73 River St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 29/01/2021  
**Property Type:** Unit



**407/1 Dyer St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$665,000  
**Method:** Sold Before Auction  
**Date:** 17/01/2021  
**Property Type:** Apartment



**203/59 Stawell St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 11/01/2021  
**Property Type:** Apartment