

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 517/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$522,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2019

to 30/06/2019

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 | 501/157-163 Burwood Rd HAWTHORN 3122 | \$645,500 | 14/09/2019 |
| 2 | 18/45 York St RICHMOND 3121 | \$602,500 | 09/07/2019 |
| 3 | 312/2 Mcgoun St RICHMOND 3121 | \$615,000 | 29/06/2019 |

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:

24/09/2019 15:38



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

June quarter 2019: \$522,000

Comparable Properties



501/157-163 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 2
  1
  1

Price: \$645,500

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



18/45 York St RICHMOND 3121 (REI)

Agent Comments

 2
  2
  1

Price: \$602,500

Method: Private Sale

Date: 09/07/2019

Property Type: Apartment



312/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$615,000

Method: Auction Sale

Date: 29/06/2019

Rooms: 3

Property Type: Apartment