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

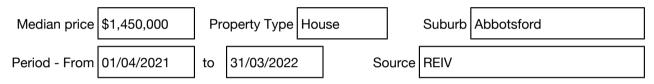
1011/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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Single price \$1,995,000

Median sale price



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 sixmonths 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	923/1 Dyer St RICHMOND 3121	\$2,055,000	30/03/2022
2	2 Hosie St RICHMOND 3121	\$1,950,000	08/03/2022
3			

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:

31/05/2022 13:43



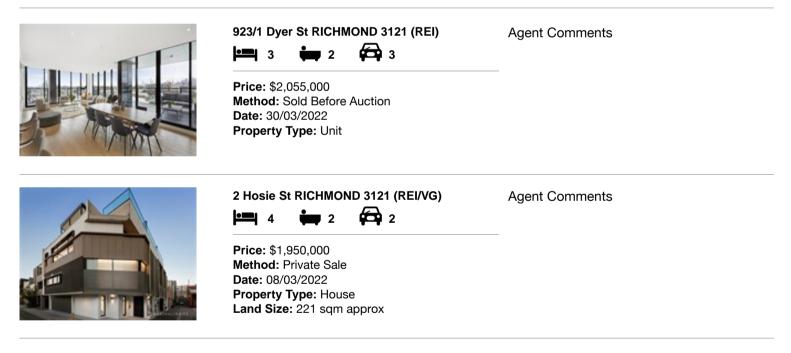




Rooms: 4 Property Type: Apartment Agent Comments Alastair Craig 03 9810 5028 0418 335 363 alcraig@jelliscraig.com.au

Indicative Selling Price \$1,995,000 Median House Price Year ending March 2022: \$1,450,000

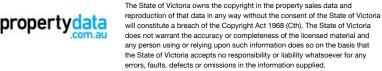
Comparable Properties



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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.