

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

510/181 Abeckett Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

1010/181 Abeckett Street Melbourne VIC 3000	\$215,000	18-Feb-19
1506/181 Abeckett Street Melbourne VIC 3000	\$218,500	19-May-19
506/181 Abeckett Street Melbourne VIC 3000	\$222,000	16-Jul-19

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: 03 October 2019



1010/181 Abeckett Street Melbourne VIC 3000 Sold Price

\$215,000 Sold Date **18-Feb-19**

 1  1  1

Distance -



1506/181 Abeckett Street Melbourne VIC 3000 Sold Price

\$218,500 Sold Date **19-May-19**

 1  1  1

Distance -



506/181 Abeckett Street Melbourne VIC 3000 Sold Price

\$222,000 Sold Date **16-Jul-19**

 1  1  -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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