

## 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

604/181 Abeckett Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

\$245,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1009/181 Abeckett Street Melbourne VIC 3000 | \$219,500 | 07-Mar-19 |
| 506/181 Abeckett Street Melbourne VIC 3000  | \$222,000 | 16-Jul-19 |
| 607/181 Abeckett Street Melbourne VIC 3000  | \$240,000 | 10-Jul-19 |

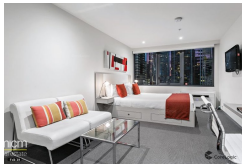
OR

**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: 12 September 2019

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**1009/181 Abeckett Street  
Melbourne VIC 3000**

Sold Price

**\$219,500**

Sold Date

**07-Mar-19**



1



1



-

Distance

-



**506/181 Abeckett Street Melbourne  
VIC 3000**

Sold Price

**\$222,000**

Sold Date

**16-Jul-19**



1



1



-

Distance

-



**607/181 Abeckett Street Melbourne  
VIC 3000**

Sold Price

**\$240,000**

Sold Date

**10-Jul-19**



1



1



-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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