

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

2501/31 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

\$448,000

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

3503/80 Abeckett Street Melbourne VIC 3000	\$445,000	27-May-19
3710/80 Abeckett Street Melbourne VIC 3000	\$443,000	13-May-19
3808/80 Abeckett Street Melbourne VIC 3000	\$435,000	05-Jun-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: 02 October 2019


**3503/80 Abeckett Street
Melbourne VIC 3000**
 2  1  -

Sold Price

\$445,000

Sold Date

27-May-19

Distance

0.12km

**3710/80 Abeckett Street Melbourne
VIC 3000**
 2  1  -

Sold Price

\$443,000

Sold Date

13-May-19

Distance

0.12km

**3808/80 Abeckett Street
Melbourne VIC 3000**
 2  1  -

Sold Price

\$435,000

Sold Date

05-Jun-19

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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