

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

2510/80 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$490,000 & \$525,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 13/06/2022 to 12/06/2023 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	1712/555 Swanston St CARLTON 3053	\$523,000	15/03/2023
2	2702/462 Elizabeth St MELBOURNE 3000	\$520,000	11/03/2023
3	3005/120 Abeckett St MELBOURNE 3000	\$500,000	19/12/2022

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:

13/06/2023 18:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$525,000

Median Unit Price

13/06/2022 - 12/06/2023: \$520,000

Comparable Properties



1712/555 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

 2  2  -

Price: \$523,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment



2702/462 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  -

Price: \$520,000

Method: Private Sale

Date: 11/03/2023

Property Type: Apartment



3005/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments

 2  2  -

Price: \$500,000

Method: Private Sale

Date: 19/12/2022

Property Type: Apartment

Account - Gem Realty