

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

1402/60 A'beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$502,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 30/09/2024 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 | 2309/60 Abeckett St MELBOURNE 3000 | \$440,000 | 02/09/2024 |
| 2 | 409/422 Collins St MELBOURNE 3000 | \$440,000 | 01/08/2024 |
| 3 | 2703/120 Abeckett St MELBOURNE 3000 | \$400,000 | 15/04/2024 |

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:

15/10/2024 12:00



 1  1  0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2024: \$502,000

Comparable Properties



2309/60 Abeckett St MELBOURNE 3000 (REI) **Agent Comments**

 1  1  -

Price: \$440,000

Method: Private Sale

Date: 02/09/2024

Property Type: Unit



409/422 Collins St MELBOURNE 3000 (REI/VG) **Agent Comments**

 1  1  -

Price: \$440,000

Method: Private Sale

Date: 01/08/2024

Property Type: Apartment



2703/120 Abeckett St MELBOURNE 3000 (REI) **Agent Comments**

 1  1  -

Price: \$400,000

Method: Private Sale

Date: 15/04/2024

Property Type: Apartment

Account - Gem Realty