

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

2208/80 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2022

to

31/03/2023

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	35/187 Collins St MELBOURNE 3000	\$415,000	05/09/2022
2	2504A/8 Franklin St MELBOURNE 3000	\$415,000	26/09/2022
3	2504/8 Franklin St MELBOURNE 3000	\$415,000	30/09/2022

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:

11/05/2023 14:47

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Indicative Selling Price

\$415,000

Median Unit Price

Year ending March 2023: \$495,000



 2  1  0

Property Type: Apartment

Agent Comments

Comparable Properties



35/187 Collins St MELBOURNE 3000 (VG)

Agent Comments

 2  -  -

Price: \$415,000

Method: Sale

Date: 05/09/2022

Property Type: Flat/Unit/Apartment (Res)

2504A/8 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  -

Price: \$415,000

Method: Private Sale

Date: 26/09/2022

Property Type: Unit



2504/8 Franklin St MELBOURNE 3000 (REI)

Agent Comments

 2  1  -

Price: \$415,000

Method: Private Sale

Date: 30/09/2022

Property Type: Apartment

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