

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

135 A'Beckett Street, Melbourne Vic 3000

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$448,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb

Melbourne

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

2511/135 Abeckett St MELBOURNE 3000 (VG) Agent Comments



Price: \$436,050

Method: Sale

Date: 27/06/2017

Rooms: -

Property Type: Strata Unit/Flat

1707/135 Abeckett St MELBOURNE 3000 (VG) Agent Comments



Price: \$431,900

Method: Sale

Date: 15/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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.