

## 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

1506/181 A'beckett Street, Melbourne Vic 3000

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$220,000

&amp;

\$240,000

**Median sale price**

Median price \$486,000

House

Unit

X

Suburb

Melbourne

Period - From 01/04/2018

to

31/03/2019

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 | 507/17 Singers La MELBOURNE 3000 | \$250,000 | 06/03/2019   |
| 2 | 604/528 Swanston St CARLTON 3053 | \$220,000 | 02/02/2019   |
| 3 | 1206/43 Therry St MELBOURNE 3000 | \$210,000 | 16/11/2018   |

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$220,000 - \$240,000  
**Median Unit Price**  
Year ending March 2019: \$486,000

## Comparable Properties



**507/17 Singers La MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 06/03/2019  
**Rooms:** 3  
**Property Type:** Apartment



**604/528 Swanston St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 02/02/2019  
**Rooms:** 2  
**Property Type:** Apartment

**1206/43 Therry St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$210,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** 1  
**Property Type:** Apartment