

### 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

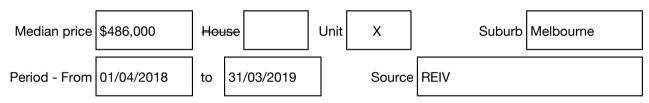
5 | 1506/181 A'beckett Street, Melbourne Vic 3000 1 2

#### Indicative selling price

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

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#### Median sale price



#### 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.

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: **Property Type:** Agent Comments

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

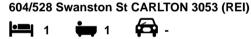
## **Comparable Properties**



Price: \$250.000 Method: Private Sale Date: 06/03/2019 Rooms: 3 Property Type: Apartment

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

1206/43 Therry St MELBOURNE 3000 (REI)

Agent Comments

Agent Comments

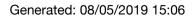
Agent Comments



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

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