

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

2908/31 Abeckett Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$325,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

1310/31 Abeckett Street Melbourne VIC 3000	\$450,000	04-Dec-19
1708/31 Abeckett Street Melbourne VIC 3000	\$327,000	15-Sep-19
3111/31 Abeckett Street Melbourne VIC 3000	\$345,000	18-Feb-19

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 6 months.~~

This Statement of Information was prepared on: 26 December 2019



**1310/31 Abeckett Street Melbourne
VIC 3000**

Sold Price

\$450,000

Sold Date

04-Dec-19

 2

 1

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Distance

-



**1708/31 Abeckett Street Melbourne
VIC 3000**

Sold Price

\$327,000

Sold Date

15-Sep-19

 1

 1

 -

Distance

-



**3111/31 Abeckett Street Melbourne
VIC 3000**

Sold Price

\$345,000

Sold Date

18-Feb-19

 1

 1

 -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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