

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 602/228 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$480,000 House Unit X Suburb Melbourne
Period - From 01/10/2018 to 31/12/2018 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	3108/31 Abeckett St MELBOURNE 3000	\$318,000	18/01/2019
2	2108/31 ABeckett St MELBOURNE 3000	\$316,000	11/12/2018
3	1803/31 Abeckett St MELBOURNE 3000	\$312,000	04/12/2018

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.~~

602/228 Abeckett Street, Melbourne Vic 3000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000
Median Unit Price
December quarter 2018: \$480,000

Comparable Properties



3108/31 Abeckett St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$318,000
Method: Private Sale
Date: 18/01/2019
Rooms: 3
Property Type: Apartment



2108/31 Abeckett St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$316,000
Method: Private Sale
Date: 11/12/2018
Rooms: 3
Property Type: Apartment



1803/31 Abeckett St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$312,000
Method: Private Sale
Date: 04/12/2018
Rooms: 3
Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



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.