

# 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 5510/135 Abeckett 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)

Price Range

\$530,000

&

\$560,000

### Median sale price

Median price

\$600,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

29/04/2023

to

29/04/2024

Source

REA

### Comparable property sales

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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
1001/340 RUSSELL STREET, MELBOURNE VIC 3000	\$545,000	14/03/2024
1004/68 LA TROBE STREET, MELBOURNE VIC 3000	\$560,000	20/02/2024
1707/285 LA TROBE STREET, MELBOURNE VIC 3000	\$540,000	14/12/2023

This Statement of Information was prepared on: 29/04/2024