

# 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 4713/80 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

\$325,000

&

\$350,000

### Median sale price

Median price

\$405,750

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

23/10/2023

to

23/10/2024

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
3105/327 LA TROBE STREET, MELBOURNE VIC 3000	\$333,000	03/06/2024
3306/36 LA TROBE STREET, MELBOURNE VIC 3000	\$350,000	10/06/2024
1701/8 DOWNIE STREET, MELBOURNE VIC 3000	\$350,000	05/09/2024

This Statement of Information was prepared on: 23/10/2024