

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

| |
|--|
| 1607/80 A'Beckett Street, Melbourne Vic 3000 |
|--|

Indicative selling price

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

Single price

| |
|-----------|
| \$510,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$509,000 |
|-----------|

Property Type

| |
|------|
| Unit |
|------|

Suburb

| |
|-----------|
| Melbourne |
|-----------|

Period - From

| |
|------------|
| 01/07/2024 |
|------------|

to

| |
|------------|
| 30/09/2024 |
|------------|

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 | 5403/135 Abeckett St MELBOURNE 3000 | \$525,000 | 30/10/2024 |
| 2 | 4201/81 Abeckett St MELBOURNE 3000 | \$550,000 | 04/09/2024 |
| 3 | 1502/31 Abeckett St MELBOURNE 3000 | \$510,000 | 23/08/2024 |

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.~~

This Statement of Information was prepared on:

| |
|------------------|
| 15/01/2025 14:16 |
|------------------|



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000

Median Unit Price

September quarter 2024: \$509,000

Comparable Properties



5403/135 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$525,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment



4201/81 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$550,000

Method: Private Sale

Date: 04/09/2024

Property Type: Apartment



1502/31 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$510,000

Method: Private Sale

Date: 23/08/2024

Property Type: Apartment

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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