

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 205/99 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 \$486,000 House Unit X Suburb Melbourne

Period - From 01/04/2018 to 31/03/2019 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	1609/80 Abeckett St MELBOURNE 3000	\$348,000	15/03/2019
2	3108/31 Abeckett St MELBOURNE 3000	\$318,000	18/01/2019
3	2108/31 ABeckett St MELBOURNE 3000	\$316,000	11/12/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$300,000
Median Unit Price
 Year ending March 2019: \$486,000

Comparable Properties

1609/80 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$348,000
Method: Sale
Date: 15/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



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