

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

2610/181 A'Beckett St, Melbourne Vic 3000

Indicative selling price

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

Range between \$225,000

&

\$240,000

Median sale price

Median price \$410,000

House

Unit

X

Suburb

Melbourne

Period - From 01/01/2019

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	808/181 Abeckett St MELBOURNE 3000	\$275,000	27/11/2018
2	1009/181 Abeckett St MELBOURNE 3000	\$219,500	08/03/2019
3	1010/181 Abeckett St MELBOURNE 3000	\$215,000	18/02/2019

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.~~

2610/181 A'Beckett St, Melbourne Vic 3000



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$225,000 - \$240,000
Median Unit Price
March quarter 2019: \$410,000

Comparable Properties



808/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$275,000
Method: Private Sale
Date: 27/11/2018
Rooms: 2
Property Type: Apartment



1009/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$219,500
Method: Private Sale
Date: 08/03/2019
Rooms: 2
Property Type: Apartment



1010/181 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$215,000
Method: Sale
Date: 18/02/2019
Rooms: -
Property Type: Strata Unit/Flat