

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

1410/31 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$478,000

Median sale price

Median price \$450,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2023

to 30/09/2023

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	2008/483 Swanston St MELBOURNE 3000	\$490,000	16/10/2023
2	2802B/11 Rose La MELBOURNE 3000	\$486,041	17/07/2023
3	2101/639 Lonsdale St MELBOURNE 3000	\$480,000	09/10/2023

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:

07/12/2023 20:36



Property Type:
Agent Comments

Indicative Selling Price
\$478,000

Median Unit Price
September quarter 2023: \$450,000

Comparable Properties



2008/483 Swanston St MELBOURNE 3000 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment

2802B/11 Rose La MELBOURNE 3000 (VG)

Agent Comments



Price: \$486,041
Method: Sale
Date: 17/07/2023
Property Type: Strata Unit/Flat



2101/639 Lonsdale St MELBOURNE 3000 (REI) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 09/10/2023
Property Type: Apartment

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