

STATEMENT OF INFORMATION

4308/120 ABECKETT STREET, MELBOURNE, VIC 3000

PREPARED BY SHAHNA BROADBENT, OFFICE PHONE: 03 52554444



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4308/120 ABECKETT STREET,

2 2 -

Indicative Selling Price

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

Price Range: \$599,000 to \$649,000

Provided by: Shahna Broadbent, Pavilion Property

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6102/135 ABECKETT ST, MELBOURNE, VIC

2 2 1

Sale Price

\$650,000

Sale Date: 21/03/2024

Distance from Property: 94m



3807/27 THERRY ST, MELBOURNE, VIC 3000

2 2 -

Sale Price

\$640,000

Sale Date: 29/11/2022

Distance from Property: 252m



1313/410 ELIZABETH ST, MELBOURNE, VIC

2 2 1

Sale Price

***\$575,000**

Sale Date: 13/06/2024

Distance from Property: 139m

This report has been compiled on 05/07/2024 by Pavilion Property. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

4308/120 ABECKETT STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Price Range: \$599,000 to \$649,000

Median sale price


Median price

Property type

Unit

Suburb MELBOURNE

Period 01 July 2023 to 30 June 2024

Source 

Comparable property sales

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

Address of comparable property	Price	Date of sale
6102/135 ABECKETT ST, MELBOURNE, VIC 3000	\$650,000	21/03/2024
3807/27 THERRY ST, MELBOURNE, VIC 3000	\$640,000	29/11/2022
1313/410 ELIZABETH ST, MELBOURNE, VIC 3000	*\$575,000	13/06/2024

This Statement of Information was prepared on: 05/07/2024