# STATEMENT OF INFORMATION

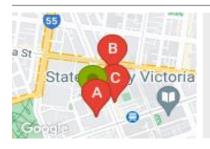
4308/120 ABECKETT STREET, MELBOURNE, VIC 3000 PREPARED BY SHAHNA BROADBENT, OFFICE PHONE: 03 52554444

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



# **MELBOURNE, VIC, 3000**

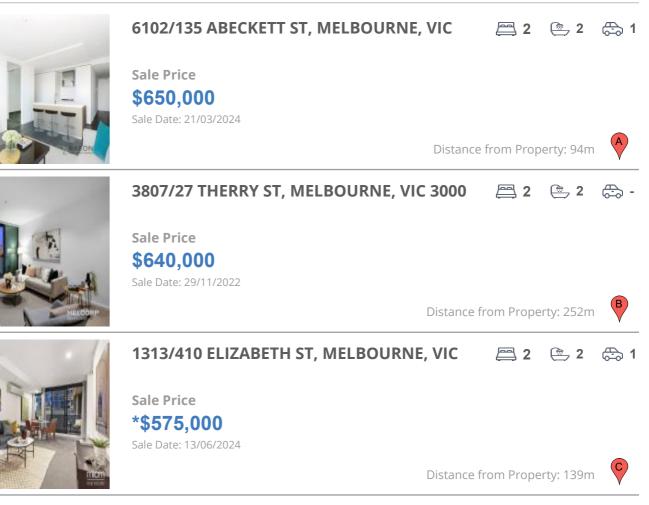
Suburb Median Sale Price (Unit)

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.



#### 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 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 Jun	e 2024	Source	pricefinder	

### **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
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/

05/07/2024

