

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

3202/80 Abeckett Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

4008/80 Abeckett Street Melbourne VIC 3000	\$433,000	19-Feb-20
4401/80 Abeckett Street Melbourne VIC 3000	\$490,000	27-Mar-20
2604A/8 Franklin Street Melbourne VIC 3000	\$465,000	28-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 19 December 2020



**4008/80 Abeckett Street
Melbourne VIC 3000**

Sold Price **\$433,000** Sold Date **19-Feb-20**

 2  1  -

Distance -



**4401/80 Abeckett Street
Melbourne VIC 3000**

Sold Price **\$490,000** Sold Date **27-Mar-20**

 2  1  1

Distance -



**2604A/8 Franklin Street Melbourne
VIC 3000**

Sold Price **\$465,000** Sold Date **28-Feb-20**

 2  1  1

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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