

## 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

701/112 Abeckett Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

\$299,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

1006/455 Elizabeth Street Melbourne VIC 3000	\$270,000	15-Sep-20
20/88-94 Franklin Street Melbourne VIC 3000	\$275,000	11-Feb-21
25/88-94 Franklin Street Melbourne VIC 3000	\$275,000	31-Oct-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: 10 March 2021

P 03 9804 5551  
M 0400 500 903  
E sales@ire.com.au



**1006/455 Elizabeth Street  
Melbourne VIC 3000**

 1  1  1

Sold Price **\$270,000** Sold Date **15-Sep-20**

Distance **0.08km**

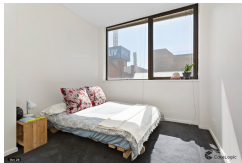


**20/88-94 Franklin Street  
Melbourne VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$275,000** Sold Date **11-Feb-21**

Distance **0.12km**



**25/88-94 Franklin Street Melbourne  
VIC 3000**

 1  1  1

Sold Price **\$275,000** Sold Date **31-Oct-20**

Distance **0.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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