

# 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 1613/80 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)

Price Range \$320,000 & \$350,000

### Median sale price

Median price \$406,500 Property Type Apartment Suburb Melbourne (3000)  
Period - From 05/06/2023 to 05/06/2024 Source REA

### Comparable property sales

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
3505/80 ABECKETT STREET, MELBOURNE VIC 3000	\$330,000	16/05/2024
3902/80 ABECKETT STREET, MELBOURNE VIC 3000	\$330,000	09/05/2024
2005/442 ELIZABETH STREET, MELBOURNE VIC 3000	\$350,000	09/02/2024

This Statement of Information was prepared on: 05/06/2024