

# 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

905/228 A'beckett 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)

Range between \$340,000

&

\$360,000

### Median sale price

Median price \$455,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2019

to 30/06/2019

Source REIV

### 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 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
1	920/228 Abeckett St MELBOURNE 3000	\$324,000	28/05/2019
2	805/228 ABeckett St MELBOURNE 3000	\$320,000	10/08/2019
3	602/218-228 Abeckett St MELBOURNE 3000	\$300,000	27/05/2019

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 six months.~~

This Statement of Information was prepared on:

14/10/2019 14:36



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median Unit Price**  
June quarter 2019: \$455,000

Comparable Properties

920/228 Abeckett St MELBOURNE 3000 (VG) Agent Comments



**Price:** \$324,000  
**Method:** Sale  
**Date:** 28/05/2019  
**Property Type:** Strata Unit/Flat

Information in Property Data is incorrect. Should be One Bed One Bath

805/228 ABeckett St MELBOURNE 3000 (VG) Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 10/08/2019  
**Property Type:** Strata Unit/Flat

One Bed / One Bath



602/218-228 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 27/05/2019  
**Property Type:** Apartment