

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

2406/31 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 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

1405/31 Abeckett Street Melbourne VIC 3000	\$375,000	13-May-19
2505/31 Abeckett Street Melbourne VIC 3000	\$387,000	03-Jul-19
2904/31 Abeckett Street Melbourne VIC 3000	\$395,000	22-Dec-19

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: 12 October 2020



1405/31 Abeckett Street Melbourne Sold Price **\$375,000** Sold Date **13-May-19**
VIC 3000

 2  1  1

Distance -



2505/31 Abeckett Street Melbourne Sold Price **\$387,000** Sold Date **03-Jul-19**
VIC 3000

 2  1  -

Distance -



2904/31 Abeckett Street Melbourne Sold Price **\$395,000** Sold Date **22-Dec-19**
VIC 3000

 2  1  -

Distance -

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

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