

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

206/120 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 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

1403/120 Abeckett Street Melbourne VIC 3000	\$392,000	16-Apr-18
2013/80 Abeckett Street Melbourne VIC 3000	\$395,000	25-Jul-19
2408/120 Abeckett Street Melbourne VIC 3000	\$400,000	25-Jul-18

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: 09 July 2020



**1403/120 Abeckett Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$392,000** Sold Date **16-Apr-18**

Distance **0.04km**

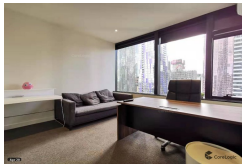


**2013/80 Abeckett Street Melbourne
VIC 3000**

 1  1  1

Sold Price **\$395,000** Sold Date **25-Jul-19**

Distance **0.15km**



**2408/120 Abeckett Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$400,000** Sold Date **25-Jul-18**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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