

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

5010/157 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

\$755,000

&

\$798,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

6802/370 QUEEN STREET MELBOURNE VIC 3000	\$772,888	26-Jun-23
806/225 ELIZABETH STREET MELBOURNE VIC 3000	\$793,700	31-Aug-23
3104/160 VICTORIA STREET CARLTON VIC 3053	\$790,000	31-May-23

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: 28 November 2023


**6802/370 QUEEN STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$772,888

Sold Date

26-Jun-23

Distance

0.04km
**806/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$793,700** ^{UN}

Sold Date

31-Aug-23

Distance

0.44km
**3104/160 VICTORIA STREET
CARLTON VIC 3053**

2 2 1

Sold Price

\$790,000

Sold Date

31-May-23

Distance

0.5km**RS** = Recent sale**UN** = Undisclosed Sale

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