

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

1812/120 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

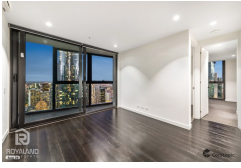
Date of sale

5111/135 Abeckett Street Melbourne VIC 3000	\$643,000	23-Oct-20
507/238-244 Flinders Lane Melbourne VIC 3000	\$677,000	29-Oct-20
5/143-149 Franklin Street Melbourne VIC 3000	\$765,000	25-Nov-20

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: 17 February 2021



5111/135 Abeckett Street Melbourne VIC 3000 Sold Price **\$643,000** Sold Date **23-Oct-20**

 2  2  1

Distance **0.1km**



507/238-244 Flinders Lane Melbourne VIC 3000 Sold Price **\$677,000** Sold Date **29-Oct-20**

 2  2  1

Distance **1km**



5/143-149 Franklin Street Melbourne VIC 3000 Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **25-Nov-20**

 2  2  1

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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