

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address   
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	1008/318 Little Lonsdale St MELBOURNE 3000	\$350,000	06/04/2020
2	2208/31 Abeckett St MELBOURNE 3000	\$340,000	20/03/2020
3	1411/31 Abeckett St MELBOURNE 3000	\$320,000	23/05/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

September quarter 2020: \$580,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**1008/318 Little Lonsdale St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$350,000

**Method:** Sale

**Date:** 06/04/2020

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



**2208/31 Abeckett St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 20/03/2020

**Rooms:** 3

**Property Type:** Apartment



**1411/31 Abeckett St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 23/05/2019

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 100 sqm approx