

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

3308/80 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000

&

\$445,000

Median sale price

Median price \$436,800

Property Type Unit

Suburb Melbourne

Period - From 01/01/2023

to

31/03/2023

Source REIV

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 six 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	3810/80 Abeckett St MELBOURNE 3000	\$442,500	19/04/2023
2	5209/80 Abeckett St MELBOURNE 3000	\$435,000	25/05/2023
3	5101/80 Abeckett St MELBOURNE 3000	\$425,000	06/03/2023

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 six months.~~

This Statement of Information was prepared on:

07/06/2023 16:10



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000 - \$445,000
Median Unit Price
March quarter 2023: \$436,800

Comparable Properties

3810/80 Abeckett St MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$442,500
Method: Private Sale
Date: 19/04/2023
Property Type: Apartment



5209/80 Abeckett St MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$435,000
Method: Private Sale
Date: 25/05/2023
Property Type: Apartment

5101/80 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**

2 - -

Price: \$425,000
Method: Sale
Date: 06/03/2023
Property Type: Flat/Unit/Apartment (Res)