

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 1613/80 Abeckett Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$320,000

&

\$350,000

Median sale price

Median price

\$406,500

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

05/06/2023

to

05/06/2024

Source

REA

Comparable property sales

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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
3505/80 ABECKETT STREET, MELBOURNE VIC 3000	\$330,000	16/05/2024
3902/80 ABECKETT STREET, MELBOURNE VIC 3000	\$330,000	09/05/2024
2005/442 ELIZABETH STREET, MELBOURNE VIC 3000	\$350,000	09/02/2024

This Statement of Information was prepared on: 05/06/2024