### 4401/80 A'Beckett Street, Melbourne Vic 3000





Rooms: Property Type: Strata Unit/Flat Agent Comments

Mohamed Mellak 0412 168 288 mmellak@ereal.com.au

**Indicative Selling Price** \$516.000 **Median Unit Price** June guarter 2017: \$499,000

## **Comparable Properties**



505/123 Pelham St CARLTON 3053 (REI)



Price: \$490.000 Method: Private Sale Date: 01/07/2017 Rooms: -Property Type: Apartment

Agent Comments

Agent Comments

2801/80 Abeckett St MELBOURNE 3000 (REI/VG)



Price: \$486,000 Method: Private Sale Date: 27/03/2017 Rooms: -

Property Type: Apartment (REI/VG) 2

808/118 Russell St MELBOURNE 3000

тò.

Price: \$470,000 Method: Private Sale Date: 26/02/2017 Rooms: 4 Property Type: Apartment Land Size: 65 sqm approx Agent Comments

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 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

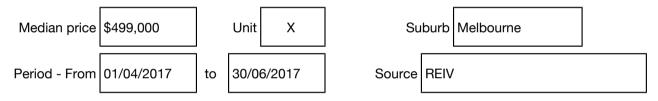
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#### Indicative selling price

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

Single price \$516,000

#### Median sale price



#### **Comparable property sales**

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
505/123 Pelham St CARLTON 3053	\$490,000	01/07/2017
2801/80 Abeckett St MELBOURNE 3000	\$486,000	27/03/2017
808/118 Russell St MELBOURNE 3000	\$470,000	26/02/2017

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