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	1801/218 A'Beckett Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$850,000

Median sale price

Median price	\$499,000	Hou	se	Unit	Х		Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV		

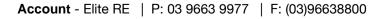
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	802/668 Swanston St CARLTON 3053	\$800,000	16/03/2017
2	2801/63 Whiteman St SOUTHBANK 3006	\$800,000	04/04/2017
3	39/99-101 Leveson St NORTH MELBOURNE 3051	\$785,000	08/07/2017

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.







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Property Type: Apartment Agent Comments

Indicative Selling Price \$850,000 **Median Unit Price** June quarter 2017: \$499,000

Comparable Properties



802/668 Swanston St CARLTON 3053 (REI/VG) Agent Comments

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Price: \$800.000

Method: Sold Before Auction

Date: 16/03/2017

Rooms: -

Property Type: Apartment



2801/63 Whiteman St SOUTHBANK 3006 (REI) Agent Comments

-2

Price: \$800,000 Method: Private Sale Date: 04/04/2017

Rooms: 3

Property Type: Apartment



39/99-101 Leveson St NORTH MELBOURNE

3051 (REI)

Price: \$785,000 Method: Auction Sale Date: 08/07/2017

Rooms: -

Property Type: Apartment

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





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Agent Comments