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	814/228 Abeckett Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$310,000
-------------------------	---	-----------

Median sale price

Median price	\$520,000	Hou	ISC	Unit	х	Suburb	Melbourne
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

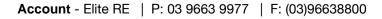
Comparable property sales (*Delete A or B below as applicable)

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	617/228 ABeckett St MELBOURNE 3000	\$320,000	29/03/2018
2	512/181 Abeckett St MELBOURNE 3000	\$310,000	02/01/2018
3	6008/135 Abeckett St MELBOURNE 3000	\$306,000	12/01/2018

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.







Generated: 02/06/2018 14:55





Agent Comments

Indicative Selling Price \$300,000 - \$310,000 Median Unit Price Year ending March 2018: \$520,000

Comparable Properties



617/228 ABeckett St MELBOURNE 3000

(REI/VG)

:

-

Price: \$320,000

Method: Sold Before Auction

Date: 29/03/2018

Rooms: -

Property Type: Apartment

Agent Comments



512/181 Abeckett St MELBOURNE 3000

(REI/VG)



A.

Price: \$310,000 Method: Private Sale Date: 02/01/2018 Rooms: 2

Property Type: Apartment

Agent Comments

Agent Comments

6008/135 Abeckett St MELBOURNE 3000 (VG)

1 2



١_

Price: \$306,000 Method: Sale Date: 12/01/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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





Generated: 02/06/2018 14:55