

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

218 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$336,000

Median sale price

Median price

\$499,000

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	2508/31 Abeckett St MELBOURNE 3000	\$328,000	08/04/2017
2	2308/31 Abeckett St MELBOURNE 3000	\$325,000	04/03/2017
3	2201/181 Abeckett St MELBOURNE 3000	\$318,000	22/03/2017

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.~~

218 A'Beckett Street, Melbourne Vic 3000



2 1 0

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$336,000
Median Unit Price
June quarter 2017: \$499,000

Comparable Properties

2508/31 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$328,000
Method: Sale
Date: 08/04/2017
Rooms: -
Property Type: Strata Unit/Flat

2308/31 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$325,000
Method: Sale
Date: 04/03/2017
Rooms: -
Property Type: Strata Unit/Flat



2201/181 Abeckett St MELBOURNE 3000 (REI/VG) **Agent Comments**

1 1 -

Price: \$318,000
Method: Private Sale
Date: 22/03/2017
Rooms: 2
Property Type: Apartment