### 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

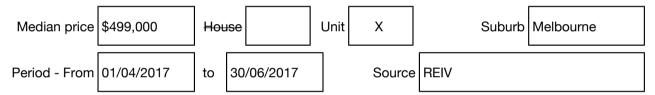
218 A'Beckett Street, Melbourne Vic 3000

#### Indicative selling price

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

Single price \$336,000

#### Median sale price



#### 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.

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

propertydata

#### Generated: 10/08/2017 16:37

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.





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$336,000 Median Unit Price June quarter 2017: \$499,000

## **Comparable Properties**



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

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

Agent Comments



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



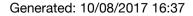
2201/181 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments



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

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

propertydata



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.

