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

1201/181 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$240,000

Median sale price

Median price	\$530,000	Hou	ISE	Unit	x	Suburb	Melbourne
Period - From	01/01/2018	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.

Ade	dress of comparable property	Price	Date of sale
1	1810/181 Abeckett St MELBOURNE 3000	\$232,000	12/12/2017
2	201/181 Abeckett St MELBOURNE 3000	\$228,300	16/03/2018
3	215/99 Abeckett St MELBOURNE 3000	\$225,000	13/11/2017

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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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.



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1201/181 Abeckett Street, Melbourne Vic 3000





Rooms: Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$240.000 **Median Unit Price** March guarter 2018: \$530,000

Comparable Properties



1810/181 Abeckett St MELBOURNE 3000 (VG) Agent Comments



Price: \$232.000 Method: Sale Date: 12/12/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



201/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



ά -

Price: \$228,300 Method: Private Sale Date: 16/03/2018 Rooms: 2 Property Type: Studio Apartment



215/99 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$225,000 Method: Private Sale Date: 13/11/2017 Rooms: 1 Property Type: Apartment

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