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	617/228 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

Range between	\$300,000	&	\$330,000

Median sale price

Median price	\$567,500	Hou	ISE	Unit	Х	Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

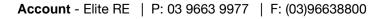
Comparable property sales (*Delete A or B below as applicable)

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	2104/181 Abeckett St MELBOURNE 3000	\$310,000	21/12/2017
2	512/181 Abeckett St MELBOURNE 3000	\$310,000	02/01/2018
3	518/99 Abeckett St MELBOURNE 3000	\$304,000	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.







Generated: 06/03/2018 15:43





Rooms

Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price December quarter 2017: \$567,500

Comparable Properties

2104/181 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

-

: -

₽

Price: \$310,000 Method: Sale Date: 21/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



512/181 Abeckett St MELBOURNE 3000 (REI)

3000 (112

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

Rooms: 2

Property Type: Apartment



518/99 Abeckett St MELBOURNE 3000

(REI/VG)

_

6 -

Price: \$304,000 **Method:** Private Sale **Date:** 13/11/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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





Generated: 06/03/2018 15:43