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	1106/80 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 \$470,000	&	\$480,000
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Median sale price

Median price	\$530,000	Hou	Ise	Unit	X	Sub	ourb Melbourne
Period - From	01/10/2017	to	30/09/2018		Sourc	REIV	

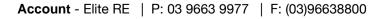
Comparable property sales (*Delete A or B below as applicable)

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	3301/500 Elizabeth St MELBOURNE 3000	\$500,000	10/10/2018
2	1415/325 Collins St MELBOURNE 3000	\$490,000	08/09/2018
3	926/199 William St MELBOURNE 3000	\$480,000	15/10/2018

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.







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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$470,000 - \$480,000 **Median Unit Price** Year ending September 2018: \$530,000

Comparable Properties



3301/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments





Price: \$500,000 Method: Private Sale Date: 10/10/2018

Rooms: 3

Property Type: Apartment



1415/325 Collins St MELBOURNE 3000 (REI)





Method: Auction Sale Date: 08/09/2018 Rooms: 3

Price: \$490.000

Property Type: Apartment Land Size: 71 sqm approx



926/199 William St MELBOURNE 3000

(REI/VG)





Price: \$480.000 Method: Private Sale Date: 15/10/2018

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments

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





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