

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

1106/80 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$470,000

&

\$480,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2017

to

30/09/2018

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.

	Address 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.

1106/80 A'Beckett Street, Melbourne Vic 3000



Rooms:
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) Agent Comments



Price: \$490,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 71 sqm approx



926/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 15/10/2018
Rooms: 3
Property Type: Apartment