

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

1510/81 Abeckett Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

3403/36-40 La Trobe Street Melbourne VIC 3000	\$490,000	29-May-20
36/24-38 Little Bourke Street Melbourne VIC 3000	\$475,000	24-Jun-20
48 Balston Street Southbank VIC 3006	\$483,000	19-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 09 October 2020



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**3403/36-40 La Trobe Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$490,000** Sold Date **29-May-20**

Distance **0.56km**



**36/24-38 Little Bourke Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$475,000** Sold Date **24-Jun-20**

Distance **0.87km**



**48 Balston Street Southbank VIC
3006**

2 1 -

Sold Price **\$483,000** Sold Date **19-Jul-20**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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