

## 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

5401/80 Abeckett Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2019

to

31 Aug 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

1807/83 Queens Bridge Street Southbank VIC 3006	\$830,000	21-Apr-20
193/38 Kavanagh Street Southbank VIC 3006	\$865,000	30-Jul-20
300/173 City Road Southbank VIC 3006	\$883,000	20-Jun-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.~~

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**1807/83 Queens Bridge Street  
Southbank VIC 3006**

3 2 2

Sold Price **\$830,000** Sold Date **21-Apr-20**

Distance **1.67km**



**193/38 Kavanagh Street Southbank  
VIC 3006**

3 2 2

Sold Price <sup>RS</sup> **\$865,000** Sold Date **30-Jul-20**

Distance **1.67km**



**300/173 City Road Southbank VIC  
3006**

3 2 2

Sold Price **\$883,000** Sold Date **20-Jun-20**

Distance **1.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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