

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 920/228 A'beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$320,000 & \$330,000

Median sale price

Median price \$480,000 House Unit X Suburb Melbourne

Period - From 01/10/2018 to 31/12/2018 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	505/7 Jeffcott St WEST MELBOURNE 3003	\$330,000	15/11/2018
2	1303/6 Leicester St CARLTON 3053	\$330,000	21/09/2018
3	1704/380 Little Lonsdale St MELBOURNE 3000	\$320,000	13/02/2019

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.

920/228 A'beckett Street, Melbourne Vic 3000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$320,000 - \$330,000
Median Unit Price
December quarter 2018: \$480,000

Comparable Properties

505/7 Jeffcott St WEST MELBOURNE 3003 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 15/11/2018
Rooms: -
Property Type: Retail - Mixed Use (Unspecified)
Land Size: 470 sqm approx

1303/6 Leicester St CARLTON 3053 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 21/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1704/380 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 13/02/2019
Rooms: 2
Property Type: Apartment