

## 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

403/135 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

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

115/108 Flinders Street Melbourne VIC 3000	\$603,000	12-Oct-19
250 Elizabeth Street Melbourne VIC 3000	\$600,000	26-Aug-19
519/9 Dryburgh Street West Melbourne VIC 3003	\$603,000	13-Aug-19

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: 08 November 2019