

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	1614/228 Abeckett Street, Melbourne Vic 3000
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Indicative selling price

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

Single price	\$450,000
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Median sale price

Median price	\$455,000	Property Type	Unit	Suburb	Melbourne
Period - From	01/04/2019	to	30/06/2019	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	2401/36 La Trobe St MELBOURNE 3000	\$416,000	03/08/2019
2	102/151 Berkeley St MELBOURNE 3000	\$380,500	30/05/2019
3	1101/81 Abeckett St MELBOURNE 3000	\$368,000	07/08/2019

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.~~

This Statement of Information was prepared on:	19/09/2019 16:04
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1614/228 Abeckett Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat
Land Size: 57.6 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$450,000
Median Unit Price
June quarter 2019: \$455,000

Comparable Properties

2401/36 La Trobe St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$416,000
Method: Private Sale
Date: 03/08/2019
Property Type: Apartment



102/151 Berkeley St MELBOURNE 3000 (REI/VG) [Agent Comments](#)



Price: \$380,500
Method: Private Sale
Date: 30/05/2019
Property Type: Apartment

1101/81 Abeckett St MELBOURNE 3000 (VG) [Agent Comments](#)



Price: \$368,000
Method: Sale
Date: 07/08/2019
Property Type: Strata Unit/Flat

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.