

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

1510/31 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 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

3708/483 Swanston Street Melbourne VIC 3000	\$430,000	17-Jun-20
618/112 Abeckett Street Melbourne VIC 3000	\$451,000	15-Jun-20
1114/22-24 Jane Bell Lane Melbourne VIC 3000	\$500,000	08-Sep-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: 05 December 2020



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**3708/483 Swanston Street
Melbourne VIC 3000**

2 1 1

Sold Price **\$430,000** Sold Date **17-Jun-20**

Distance **0.19km**



**618/112 Abeckett Street Melbourne
VIC 3000**

2 1 1

Sold Price **\$451,000** Sold Date **15-Jun-20**

Distance **0.23km**



**1114/22-24 Jane Bell Lane
Melbourne VIC 3000**

2 1 1

Sold Price **\$500,000** Sold Date **08-Sep-20**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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