

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

1808/228 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 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

511/318 Little Lonsdale Street Melbourne VIC 3000	\$485,000	29-Oct-20
102/16-22 Cobden Street North Melbourne VIC 3051	\$450,000	12-Dec-20

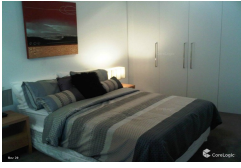
OR

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: 20 January 2021



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511/318 Little Lonsdale Street
Melbourne VIC 3000

1 1 1

Sold Price **\$485,000** Sold Date **29-Oct-20**

Distance **0.36km**



102/16-22 Cobden Street North
Melbourne VIC 3051

1 1 1

Sold Price ^{RS} **\$450,000** Sold Date **12-Dec-20**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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