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

2703/135 Abeckett Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$425,000		&		\$450,000					
Median sale pi	rice									
Median price	\$488,800	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2102/60 Abeckett St MELBOURNE 3000	\$450,000	30/03/2024
2	2401/560 Lonsdale St MELBOURNE 3000	\$450,000	24/06/2024
3	305/301 King St MELBOURNE 3000	\$440,000	12/05/2024

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:

02/07/2024 14:26







Property Type: Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$425,000 - \$450,000 **Median Unit Price** Year ending March 2024: \$488,800

Comparable Properties



2102/60 Abeckett St MELBOURNE 3000 (REI/VG)

2401/560 Lonsdale St MELBOURNE 3000 (REI) Agent Comments

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Price: \$450,000 Method: Private Sale Date: 30/03/2024 Property Type: Apartment Agent Comments



Price: \$450,000 Method: Private Sale

1

Date: 24/06/2024 Property Type: Apartment

1

305/301 King St MELBOURNE 3000 (REI)

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Agent Comments



Price: \$440.000 Method: Private Sale Date: 12/05/2024 Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942



propertydata

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