

## 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 3806/135 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)

Range between \$600,000 & \$620,000

**Median sale price**

Median price \$515,000 House Unit X Suburb Melbourne

Period - From 01/01/2018 to 31/12/2018 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	5002/135 Abeckett St MELBOURNE 3000	\$723,000	01/12/2018
2	6002/135 Abeckett St MELBOURNE 3000	\$688,000	14/12/2018
3	4309/120 Abeckett St MELBOURNE 3000	\$660,000	16/10/2018

**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.

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**Indicative Selling Price**

\$600,000 - \$620,000

**Median Unit Price**

Year ending December 2018: \$515,000


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  1   
  1
**Rooms:****Property Type:** Strata Unit/Flat**Land Size:** 64 sqm approx**Agent Comments**

Capturing a superb location in the heart of Melbourne's CBD and taking in sweeping views all the way from Port Phillip Bay to the Bolte Bridge and beyond. The building contains world-class facilities including outdoor swimming pool, gym, spa, sauna, residents' lounge and sky high club.

## Comparable Properties

**5002/135 Abeckett St MELBOURNE 3000 (VG)**    Agent Comments

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**Price:** \$723,000**Method:** Sale**Date:** 01/12/2018**Rooms:** -**Property Type:** Strata Unit/Flat
**6002/135 Abeckett St MELBOURNE 3000 (VG)**    Agent Comments

 2   
  -   
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**Price:** \$688,000**Method:** Sale**Date:** 14/12/2018**Rooms:** -**Property Type:** Strata Unit/Flat
**4309/120 Abeckett St MELBOURNE 3000 (VG)**    Agent Comments

 2   
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**Price:** \$660,000**Method:** Sale**Date:** 16/10/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)