

## 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

505/60 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

5009/60 Abeckett Street Melbourne VIC 3000	\$420,000	01-Jan-21
1813/22-24 Jane Bell Lane Melbourne VIC 3000	\$410,000	05-Nov-20
1108/250 Elizabeth Street Melbourne VIC 3000	\$417,000	05-Nov-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: 19 February 2021



**5009/60 Abeckett Street  
Melbourne VIC 3000**

1 1 -

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**01-Jan-21**

Distance

-



**1813/22-24 Jane Bell Lane  
Melbourne VIC 3000**

1 1 1

Sold Price

**\$410,000**

Sold Date

**05-Nov-20**

Distance

**0.42km**



**1108/250 Elizabeth Street  
Melbourne VIC 3000**

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Sold Price

**\$417,000**

Sold Date

**05-Nov-20**

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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