
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1401/31 A'Beckett Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$450,000 & \$480,000

MEDIAN SALE PRICE

Median price \$466,000 | Unit | Melbourne (3000)

Period - From 1 March 2017 to 28 February 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
4606/80 ABECKETT STREET, MELBOURNE VIC 3000	\$450,000	08/11/2017
1509/25 TERRY STREET, MELBOURNE VIC 3000	\$530,000	21/12/2017
1108/33 MACKENZIE STREET, MELBOURNE VIC 3000	\$495,000	16/02/2018