

# 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 1509/31 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)

Price Range

\$465,000

&

\$485,000

### Median sale price

Median price

\$509,999

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

26/06/2020

to

25/06/2021

Source

realestate.com.au

### Comparable property sales

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
1313/220 SPENCER STREET, MELBOURNE VIC 3000	\$510,000	30/06/2021
96/538 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$512,000	25/06/2021
3603/483 SWANSTON STREET, MELBOURNE VIC 3000	\$490,000	25/05/2021

This Statement of Information was prepared on: 23/07/2021