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## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**4501/80 Abeckett Street, Melbourne, VIC 3000**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$430,000 & \$470,000**

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### MEDIAN SALE PRICE

**Median price \$502,475 | | Melbourne (3000)**

**Period - From 28 April 2017 to 27 April 2018 | Source - REIV**

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### 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
<b>4305/33 ROSE LANE, MELBOURNE VIC 3000</b>	<b>\$465,800</b>	<b>20/04/2018</b>
<b>809/199 WILLIAM STREET, MELBOURNE VIC 3000</b>	<b>\$455,000</b>	<b>10/04/2018</b>
<b>801/233-239 COLLINS STREET, MELBOURNE VIC 3000</b>	<b>\$435,000</b>	<b>03/03/2018</b>

This statement of information was prepared on 16/09/2019