### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	920/228 A'Beckett Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$310,000

#### Median sale price

Median price	\$499,000	Hou	ISE	Unit	Х	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

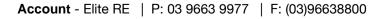
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	616/112 Abeckett St MELBOURNE 3000	\$300,000	09/03/2017
2	1903/380 Little Lonsdale St MELBOURNE 3000	\$290,000	11/08/2017
3	2808/350 William St MELBOURNE 3000	\$290,000	17/03/2017

#### 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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Agent Comments

Indicative Selling Price \$310,000 Median Unit Price June quarter 2017: \$499,000

## Comparable Properties

616/112 Abeckett St MELBOURNE 3000 (VG)

**-** - 🛱

Price: \$300,000 Method: Sale Date: 09/03/2017

Rooms: -

**--** 1

Property Type: Flat/Unit/Apartment (Res)

1903/380 Little Lonsdale St MELBOURNE 3000 Agent Comments

(REI)

1 🛱

Price: \$290,000 Method: Private Sale Date: 11/08/2017 Rooms: 3

Property Type: Apartment

2808/350 William St MELBOURNE 3000 (VG)

Price: \$290,000 Method: Sale Date: 17/03/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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Agent Comments

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