

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 920/228 A'Beckett Street, Melbourne Vic 3000

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 House Unit X 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.

	Address 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.~~

920/228 A'Beckett Street, Melbourne Vic 3000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

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

Comparable Properties

616/112 Abeckett St MELBOURNE 3000 (VG) Agent Comments



Price: \$300,000
Method: Sale
Date: 09/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1903/380 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI)



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

2808/350 William St MELBOURNE 3000 (VG) Agent Comments



Price: \$290,000
Method: Sale
Date: 17/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)