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	814/228 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

Range between \$310,000	&	\$320,000
-------------------------	---	-----------

Median sale price

Median price	\$567,500	Hou	se	Unit	Х			Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017		Sour	се	REIV		

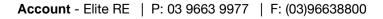
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	915/33 Mackenzie St MELBOURNE 3000	\$325,000	30/11/2017
2	1012/8 Mccrae St DOCKLANDS 3008	\$325,000	22/11/2017
3	1101/555 Flinders St MELBOURNE 3000	\$315,000	19/01/2018

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.







Generated: 26/03/2018 16:11





Indicative Selling Price \$310,000 - \$320,000 **Median Unit Price** December quarter 2017: \$567,500

Comparable Properties

915/33 Mackenzie St MELBOURNE 3000

(REI/VG) **--** 1

Price: \$325,000 Method: Private Sale Date: 30/11/2017 Rooms: -

Property Type: Apartment

Agent Comments

1012/8 Mccrae St DOCKLANDS 3008 (VG)

---1

Price: \$325,000 Method: Sale

Date: 22/11/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



--1

Price: \$315,000 Method: Private Sale Date: 19/01/2018

Rooms: 2

Property Type: Apartment

Agent Comments

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





Generated: 26/03/2018 16:11