

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

2510/31 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2022

to

31/12/2022

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	1216/135 Abeckett St MELBOURNE 3000	\$425,000	05/02/2023
2	2718/555 Swanston St CARLTON 3053	\$399,000	22/02/2023
3	1104/339 Swanston St MELBOURNE 3000	\$393,500	23/01/2023

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.~~

This Statement of Information was prepared on:

06/03/2023 17:10



Property Type:
Agent Comments

Indicative Selling Price
\$398,000

Median Unit Price
December quarter 2022: \$530,000

Comparable Properties



1216/135 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$425,000
Method: Private Sale
Date: 05/02/2023
Property Type: Apartment



2718/555 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$399,000
Method: Private Sale
Date: 22/02/2023
Property Type: Apartment



1104/339 Swanston St MELBOURNE 3000 (REI) Agent Comments



Price: \$393,500
Method: Private Sale
Date: 23/01/2023
Property Type: Apartment

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