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<br>Including suburb and postcode | 4202/81 Abeckett Street, Melbourne Vic 3000 |

## Indicative selling price

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

Range between $580,000 & $630,000

## Median sale price

Median price $518,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 31/03/2022 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 | 3103/618 Lonsdale St MELBOURNE 3000 | $625,000 | 21/01/2022 |
| 2 | 5608/135 Abeckett St MELBOURNE 3000 | $598,000 | 26/10/2021 |
| 3 | 2511/618 Lonsdale St MELBOURNE 3000 | $592,500 | 09/02/2022 |

**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: 19/04/2022 10:07

# 4202/81 Abeckett Street, Melbourne Vic 3000



2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$580,000 - $630,000
**Median Unit Price**
Year ending March 2022: $518,000

## Comparable Properties



**3103/618 Lonsdale St MELBOURNE 3000 (REI/VG)**

2 2 1

Agent Comments

**Price:** $625,000
**Method:** Private Sale
**Date:** 21/01/2022
**Property Type:** Apartment

**5608/135 Abeckett St MELBOURNE 3000 (VG)**

2 - -

Agent Comments

**Price:** $598,000
**Method:** Sale
**Date:** 26/10/2021
**Property Type:** Flat/Unit/Apartment (Res)



**2511/618 Lonsdale St MELBOURNE 3000 (REI)**

2 2 1

Agent Comments

**Price:** $592,500
**Method:** Private Sale
**Date:** 09/02/2022
**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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