#### 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              | 1801/228 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 | \$780,000 | & | \$800,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

### Median sale price

| Median price  | \$525,000  | Hou | Ise        | Unit | Х      | Suburb | Melbourne |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/07/2018 | to  | 30/09/2018 |      | Source | REIV   |           |

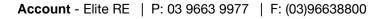
#### Comparable property sales (\*Delete A or B below as applicable)

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  | 5/231 Roden St WEST MELBOURNE 3003   | \$845,000 | 06/07/2018   |
| 2  | 3/56 Railway PI WEST MELBOURNE 3003  | \$820,000 | 01/10/2018   |
| 3  | 2008/421 Docklands Dr DOCKLANDS 3008 | \$805,000 | 06/07/2018   |

#### 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.







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Property Type: Strata Unit/Flat Land Size: 96 sqm approx

Agent Comments

**Indicative Selling Price** \$780,000 - \$800,000 **Median Unit Price** September quarter 2018: \$525,000

## Comparable Properties



5/231 Roden St WEST MELBOURNE 3003

(REI/VG)





Price: \$845,000 Method: Private Sale Date: 06/07/2018

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 



3/56 Railway PI WEST MELBOURNE 3003

(REI/VG)

**2** 







**Agent Comments** 

Price: \$820,000 Method: Private Sale Date: 01/10/2018

Rooms: -

Property Type: House

2008/421 Docklands Dr DOCKLANDS 3008

(REI/VG)





Price: \$805,000 Method: Private Sale Date: 06/07/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 

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