

## 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 1801/228 A'Beckett Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$800,000

#### Median sale price

Median price \$525,000 House Unit X 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.

	Address of comparable property	Price	Date of sale
1	5/231 Roden St WEST MELBOURNE 3003	\$845,000	06/07/2018
2	3/56 Railway Pl 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.

1801/228 A'Beckett Street, Melbourne Vic 3000

 2  2  1

**Rooms:**

**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)

Agent Comments

 2  2  1

**Price:** \$845,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**3/56 Railway Pl WEST MELBOURNE 3003**  
(REI/VG)

Agent Comments

 2  2  1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 01/10/2018

**Rooms:** -

**Property Type:** House

**2008/421 Docklands Dr DOCKLANDS 3008**  
(REI/VG)

Agent Comments

 2  2  1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** 3

**Property Type:** Apartment