

# 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 4708/80 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)

Single price \$\*539,000.00

or range between \$\*

&

\$

### Median sale price

Median price \$575,000.00

Property type unit

Suburb Melbourne

Period - From 2018 Q4

to

2019 Q3

Source REIV

### Comparable property sales

**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
1 502/442-500 Elizabeth Street, Melbourne	\$ 565,000.00	03 Oct 2019
2 6001/450 Elizabeth Street, Melbourne	\$ 540,000.00	20 Sep 2019
3 2112/80 A'beckett Street, Melbourne	\$ 525,000.00	29 Aug 2019

**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: 23/10/2019