

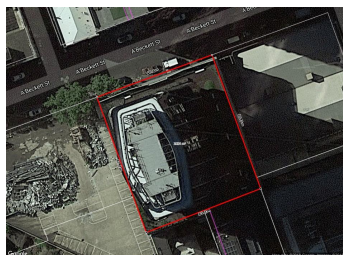
## **STATEMENT OF INFORMATION**

3102/135 ABECKETT STREET, MELBOURNE, VIC 3004

PREPARED BY JUSTIN TANG, BRIGGS SHAW REAL ESTATE, PHONE: 0423367080

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3102/135 ABECKETT STREET,**

2 2 1

### Indicative Selling Price

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

**Price Range: \$650,000 to \$690,000**

Provided by: Justin Tang, Briggs Shaw Real Estate

## MEDIAN SALE PRICE



**MELBOURNE, VIC, 3004**

Suburb Median Sale Price (Unit)

**\$490,000**

01 January 2017 to 31 December 2017

Provided by:

## COMPARABLE PROPERTIES

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.



**46/283 SPRING ST, MELBOURNE, VIC 3004**

2 2 1

### Sale Price

**\*\$680,000**

Sale Date: 17/03/2018

Distance from Property: 1km



**519 ST KILDA RD, MELBOURNE, VIC 3004**

2 2 1

### Sale Price

**\*\$650,000**

Sale Date: 17/03/2018

Distance from Property: 4.3km



**715/55 QUEENS RD, MELBOURNE, VIC 3004**

2 2 1

### Sale Price

**\$695,000**

Sale Date: 21/11/2017

Distance from Property: 4.5km



This report has been compiled on 26/03/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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3911/220 SPENCER ST, MELBOURNE, VIC 3004



2



2



1

Sale Price

**\*\*\$650,000**

Sale Date: 27/10/2017

Distance from Property: 865m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

3102/135 ABECKETT STREET, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range:

\$650,000 to \$690,000

Median sale price

Median price

\$490,000

House

Unit

X


Suburb

MELBOURNE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
46/283 SPRING ST, MELBOURNE, VIC 3004	*\$680,000	17/03/2018
519 ST KILDA RD, MELBOURNE, VIC 3004	*\$650,000	17/03/2018
715/55 QUEENS RD, MELBOURNE, VIC 3004	\$695,000	21/11/2017
3911/220 SPENCER ST, MELBOURNE, VIC 3004	**\$650,000	27/10/2017