



## 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

1212/181 ABeckett Street, Melbourne, 3000

### Indicative selling price

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

Single price

or range between

\$299,000.00

&

\$328,000.00

### Median sale price

Median price

\$410,750.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Apr 2023

to

Mar 2024

Source

CoreLogic

### 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

3809/38 ROSE LANE MELBOURNE VIC 3000

\$320,000.00

12/03/2024

92/288 SPENCER STREET MELBOURNE VIC 3000

\$325,000.00

27/03/2024

1014/33 MACKENZIE STREET MELBOURNE VIC 3000

\$320,000.00

3/02/2024

This Statement of Information was prepared on:

Thursday 18th April 2024