

# 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

1409/31 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) (\*Delete single price or range as applicable)

Range Between  And

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*Unit/House  Suburb

Period - From  to  Source

### 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 |
|--|-----------|--------------|
| 1105/31 ABECKETT ST, MELBOURNE, VIC 3000 | \$350,000 | 06/12/2023   |
| 1307/31 ABECKETT ST, MELBOURNE, VIC 3004 | \$350,000 | 31/10/2023   |
| 1410/31 ABECKETT ST, MELBOURNE, VIC 3000 | \$455,000 | 05/03/2024   |

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: