

## 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

1909/31 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)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

701/31 A'BECKETT STREET MELBOURNE VIC 3000	\$525,000	25-Jan-24
2603/81 A'BECKETT STREET MELBOURNE VIC 3000	\$522,000	09-Apr-24
3502/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	26-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 24 April 2024

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**701/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$525,000** Sold Date **25-Jan-24**

Distance **0km**

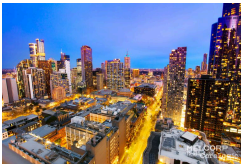


**2603/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$522,000** <sup>UN</sup> Sold Date **09-Apr-24**

Distance **0.13km**



**3502/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **26-Feb-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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