

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

2503/81 A'BECKETT STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

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

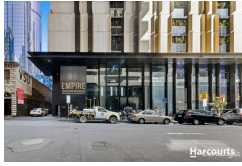
Date of sale

4707/81 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	18-Mar-24
2008/81 A'BECKETT STREET MELBOURNE VIC 3000	\$470,000	17-Oct-23
2005/60 A'BECKETT STREET MELBOURNE VIC 3000	\$490,000	18-Jul-23

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: 11 April 2024



**4707/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$480,000** Sold Date **18-Mar-24**

Distance **0km**



**2008/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$470,000** Sold Date **17-Oct-23**

Distance **0.01km**



**2005/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$490,000** Sold Date **18-Jul-23**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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