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	2613/80 A'Beckett	St, Melbourne Vic 3000
Including suburb and		
postcode		

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000 & \$360,000	Range between	\$340,000	&	\$360,000
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Median sale price

Median price	\$488,800	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/04/2023	to	31/03/2024		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	614/838 Bourke St DOCKLANDS 3008	\$349,000	19/03/2024
2	1012/7 Katherine PI MELBOURNE 3000	\$345,000	26/04/2024
3	2512/135 Abeckett St MELBOURNE 3000	\$340,000	13/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2024 14:50
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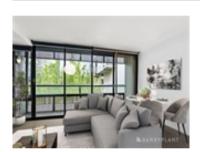


Indicative Selling Price \$340,000 - \$360,000 **Median Unit Price** Year ending March 2024: \$488,800



Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



614/838 Bourke St DOCKLANDS 3008 (REI)

Price: \$349,000 Method: Private Sale Date: 19/03/2024

Rooms: 3

Property Type: Apartment

Agent Comments



1012/7 Katherine PI MELBOURNE 3000 (REI)





Price: \$345,000 Method: Private Sale Date: 26/04/2024

Property Type: Apartment

Agent Comments



2512/135 Abeckett St MELBOURNE 3000 (REI) Agent Comments





Price: \$340.000 Method: Private Sale Date: 13/03/2024

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



