

## 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

2710/181 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

\$220,000

&

\$230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

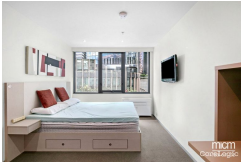
Date of sale

509/181 A'BECKETT STREET MELBOURNE VIC 3000	\$220,000	18-Dec-23
1604/222 RUSSELL STREET MELBOURNE VIC 3000	\$225,000	29-Nov-23
337/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$225,000	01-Nov-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: 29 January 2024



**509/181 A'BECKETT STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price <sup>RS</sup> **\$220,000** Sold Date **18-Dec-23**

Distance **0.01km**



**1604/222 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price <sup>RS</sup> **\$225,000** <sup>UN</sup> Sold Date **29-Nov-23**

Distance **0.86km**



**337/51-67 RATHDOWNE STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$225,000** Sold Date **01-Nov-23**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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