

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

2802/81 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

1302/81 A'BECKETT STREET MELBOURNE VIC 3000	\$352,000	03-Aug-23
5109/81 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	27-Jun-23
5309/81 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	06-Apr-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: 25 September 2023



**1302/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$352,000** ^{UN} Sold Date **03-Aug-23**

Distance **0km**



**5109/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **27-Jun-23**

Distance **0km**



**5309/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$370,000** Sold Date **06-Apr-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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