

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

3406/81 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

19C/81 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	08-Mar-24
4002/81 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	08-Mar-24
72C/81 A'BECKETT STREET MELBOURNE VIC 3000	\$522,000	03-Apr-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: 28 June 2024



**19C/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **08-Mar-24**

Distance **0km**

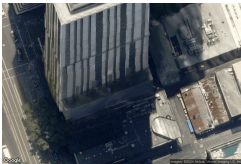


**4002/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price Sold Date **08-Mar-24**

Distance **0km**



**72C/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 - -

Sold Price **\$522,000** Sold Date **03-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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