



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

2203/157 ABeckett Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$450,000.00

&

\$490,000.00

Median sale price

Median price

\$415,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Aug 2023

to

Jul 2024

Source

Corelogic

Comparable property sales

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 | Price | Date of sale |
|---------------------------------------------|--------------|--------------|
| 5710/228 LA TROBE STREET MELBOURNE VIC 3000 | \$455,000.00 | 10/07/2024 |
| 2401/560 LONSDALE STREET MELBOURNE VIC 3000 | \$450,000.00 | 24/06/2024 |
| 4603/318 RUSSELL STREET MELBOURNE VIC 3000 | \$457,500.00 | 3/06/2024 |

This Statement of Information was prepared on:

Tuesday 06th August 2024