



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 504/181 ABeckett Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$220,000.00 & \$235,000.00

Median sale price

Median price \$420,000.00 Property type Studio Suburb MELBOURNE

Period - From Jun 2023 to May 2023 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
1305/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$218,000.00	27/05/2023
316/112 A'BECKETT STREET MELBOURNE VIC 3000	\$220,000.00	9/05/2023
1411/339 SWANSTON STREET MELBOURNE VIC 3000	\$215,000.00	30/04/2023

This Statement of Information was prepared on: Friday 16th June 2023