



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 310/99 A'Beckett Street, Melbourne, 3000

Indicative selling price

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

Single price \$250,000.00 or range between &

Median sale price

Median price \$427,750.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Dec 2020 to Nov 2021 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
208/181 A'Beckett Street Melbourne VIC 3000	\$235,000.00	8/10/2021
2716/350 William Street Melbourne VIC 3000	\$235,000.00	18/08/2021
203/39 Queen Street Melbourne VIC 3000	\$240,000.00	22/09/2021

This Statement of Information was prepared on: Thursday 09th December 2021