

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

719/228 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

2605/380-386 Little Lonsdale Street Melbourne VIC 3000	\$439,000	02-Sep-21
127-141 A'Beckett Street Melbourne VIC 3000	\$535,000	11-Oct-21
3209/135 A'Beckett Street Melbourne VIC 3000	\$510,000	28-Jun-21

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: 17 November 2021

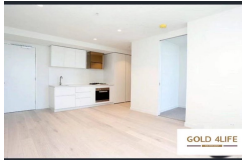


2605/380-386 Little Lonsdale Street Melbourne VIC 3000

 2  1  -

Sold Price **\$439,000** Sold Date **02-Sep-21**

Distance **0.25km**



127-141 A'Beckett Street Melbourne VIC 3000

 1  1  -

Sold Price ^{RS} **\$535,000** Sold Date **11-Oct-21**

Distance **0.28km**



3209/135 A'Beckett Street Melbourne VIC 3000

 2  1  -

Sold Price **\$510,000** Sold Date **28-Jun-21**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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