

## 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

906/31 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

1111/31 A'BECKETT STREET MELBOURNE VIC 3000	\$310,000	19-Apr-23
2003/31 A'BECKETT STREET MELBOURNE VIC 3000	\$330,000	15-Dec-22
1111/228 LA TROBE STREET MELBOURNE VIC 3000	\$380,000	21-Apr-23

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: 27 December 2023



**1111/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$310,000** Sold Date **19-Apr-23**

Distance **0km**



**2003/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$330,000** Sold Date **15-Dec-22**

Distance **0km**



**1111/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$380,000** Sold Date **21-Apr-23**

Distance **0.08km**

RS = Recent sale      UN = Undisclosed Sale

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