

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

1909/181 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

\$199,999

&

\$219,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2020

to

31 Jul 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

1011/181 A'Beckett Street Melbourne VIC 3000	\$195,500	09-Apr-21
211/181 A'Beckett Street Melbourne VIC 3000	\$202,000	23-Jul-21
609/181 A'Beckett Street Melbourne VIC 3000	\$195,000	05-Mar-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: 30 August 2021



1011/181 A'Beckett Street Melbourne VIC 3000

Sold Price **\$195,500** Sold Date **09-Apr-21**

 -  1  -

Distance -

Notes from your agent

Level 10, same floor plan, sold for \$195,000 and sold quickly in only 29 days.



211/181 A'Beckett Street Melbourne VIC 3000

Sold Price ^{RS} **\$202,000** Sold Date **23-Jul-21**

 1  1  -

Distance -



609/181 A'Beckett Street Melbourne VIC 3000

Sold Price **\$195,000** Sold Date **05-Mar-21**

 1  1  1

Distance -

Notes from your agent

Level 6, same floor plan as yours, started off asking for \$210,00 to \$230,000 and spent 127 days on the market and then sold for \$195,000

RS = Recent sale UN = Undisclosed Sale

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