

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

3704/81 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

5405/81 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	26-Jul-22
3308/80 A'BECKETT STREET MELBOURNE VIC 3000	\$415,000	28-Jun-23
5605/81 A'BECKETT STREET MELBOURNE VIC 3000	\$380,000	24-Jan-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: 09 October 2023



**5405/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$400,000

Sold Date

26-Jul-22

Distance

0km



**3308/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$415,000

Sold Date

28-Jun-23

Distance

0.05km



**5605/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$380,000

Sold Date

24-Jan-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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