

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

3501/81 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

4201/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	03-Sep-24
5707/81 A'BECKETT STREET MELBOURNE VIC 3000	\$559,000	08-Sep-24
3406/81 A'BECKETT STREET MELBOURNE VIC 3000	\$588,000	19-Jul-24

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: 16 December 2024

Team 477

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**4201/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$550,000** Sold Date **03-Sep-24**

Distance **0km**

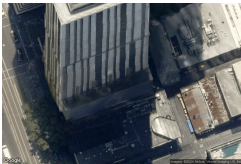


**5707/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$559,000** Sold Date **08-Sep-24**

Distance **0km**



**3406/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$588,000** Sold Date **19-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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