

## 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

1401/181 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Apartment

Suburb

Melbourne

Period-from

01 Jan 2023

to

30 Apr 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

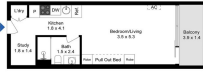
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1304/120 A'BECKETT STREET MELBOURNE VIC 3000 | \$255,088 | 18-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: 26 May 2023



**1304/120 A'BECKETT STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price

**\$255,088**

Sold Date

**18-Apr-23**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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