

# 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 2406/181 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)

Single Price \$289,950

### Median sale price

Median price \$331,000

Property type Unit

Suburb Melbourne

Period - From 26/09/2018

to

26/09/2019

Source Realestate.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 8/487 Flinders Lane, Melbourne	\$265,000	03/06/2019
2 1414/480 Collins Street, Melbourne	\$300,000	15/08/2019
3 1006/455 Elizabeth Street, Melbourne	\$300,000	25/05/2019

This Statement of Information was prepared on: 25 September 2019