

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

1409/228 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

\$725,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

609/68 La Trobe Street Melbourne VIC 3000	\$735,000	18-Feb-22
2403/265-273 Exhibition Street Melbourne VIC 3000	\$791,000	28-Jan-22
1504/1-13 William Street Melbourne VIC 3000	\$749,889	10-Nov-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: 26 February 2022



609/68 La Trobe Street Melbourne VIC 3000

Sold Price

^{RS} **\$735,000**

Sold Date

18-Feb-22

 2  2  1

Distance

0.91km



2403/265-273 Exhibition Street Melbourne VIC 3000

Sold Price

\$791,000

Sold Date

28-Jan-22

 2  2  1

Distance

1.08km



1504/1-13 William Street Melbourne VIC 3000

Sold Price

\$749,889

Sold Date

10-Nov-21

 2  2  1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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