



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 509/181 ABeckett Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$210,000.00 & \$230,000.00

Median sale price

Median price \$480,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Jul 2022 to Jun 2023 Source REIV

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
504/181 Abeckett St MELBOURNE 3000	\$225,000.00	21/07/2023
1503/181 Abeckett St MELBOURNE 3000	\$223,000.00	9/05/2023
810/181 Abeckett St MELBOURNE 3000	\$210,000.00	17/08/2023

This Statement of Information was prepared on: Wednesday 04th October 2023