

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

1707/80 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

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

2310/80 A'Beckett Street Melbourne VIC 3000	\$540,000	15-Sep-21
1905/250 Elizabeth Street Melbourne VIC 3000	\$512,500	10-Aug-21
10/68 La Trobe Street Melbourne VIC 3000	\$503,000	05-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: 01 February 2022



**2310/80 A'Beckett Street
Melbourne VIC 3000**

2 2 1

Sold Price **\$540,000** Sold Date **15-Sep-21**

Distance -



**1905/250 Elizabeth Street
Melbourne VIC 3000**

2 1 1

Sold Price **\$512,500** Sold Date **10-Aug-21**

Distance **0.44km**

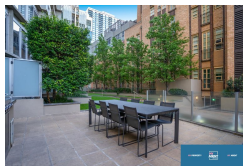


**10/68 La Trobe Street Melbourne
VIC 3000**

2 1 1

Sold Price ^{RS} **\$503,000** Sold Date **05-Nov-21**

Distance **0.48km**



**901/68 La Trobe Street Melbourne
VIC 3000**

2 1 1

Sold Price **\$520,000** Sold Date **09-Sep-21**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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