



## 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

1504/181 ABeckett Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$225,000.00

&

\$238,000.00

### Median sale price

Median price

\$417,500.00

Property type

Studio

Suburb

MELBOURNE

Period - From

Aug 2022

to

Jul 2023

Source

Corelogic

### 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
407/181 A'BECKETT STREET MELBOURNE VIC 3000	\$223,000.00	29/03/2023
504/181 A'BECKETT STREET MELBOURNE VIC 3000	\$225,000.00	26/07/2023
605/181 A'BECKETT STREET MELBOURNE VIC 3000	\$220,000.00	14/07/2023

This Statement of Information was prepared on: Monday 21st August 2023