



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 804/181 ABeckett Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$199,000.00 & \$218,000.00

Median sale price

Median price \$465,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Apr 2020 to Mar 2021 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
205/488 Swanston Street Carlton VIC 3053	\$205,000.00	17/10/2020
2410/181 ABeckett Street Melbourne VIC 3000	\$202,750.00	5/03/2021
1303W/888 Collins Street Docklands VIC 3008	\$190,000.00	19/11/2020

This Statement of Information was prepared on: Thursday 01st April 2021