

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

1911/31 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 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

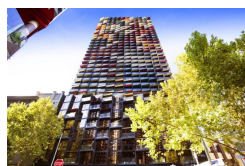
Date of sale

3111/31 A'BECKETT STREET MELBOURNE VIC 3000	\$345,000	18-Feb-19
1411/31 A'BECKETT STREET MELBOURNE VIC 3000	\$320,000	23-May-19
2908/31 A'BECKETT STREET MELBOURNE VIC 3000	\$335,000	22-Jan-20

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: 14 July 2022

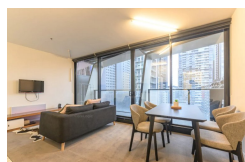


**3111/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$345,000** Sold Date **18-Feb-19**

Distance -

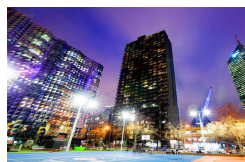


**1411/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$320,000** Sold Date **23-May-19**

Distance -



**2908/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$335,000** Sold Date **22-Jan-20**

Distance -



**1708/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$327,000** Sold Date **15-Sep-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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