

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

802/120 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$390,000

&

\$425,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2020

to

31/03/2021

Source

REIV

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 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
1	501/7 Katherine PI MELBOURNE 3000	\$385,000	10/06/2021
2	2206/601 Little Lonsdale St MELBOURNE 3000	\$385,000	09/06/2021
3	1300/18 Waterview Wlk DOCKLANDS 3008	\$400,000	29/05/2021

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 six months.~~

This Statement of Information was prepared on:

08/07/2021 11:20

802/120 A'Beckett Street, Melbourne Vic 3000

David Vraca
03 9347 1170
0412 615 532
david.vraca@belleproperty.com



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

Year ending March 2021: \$527,500

Comparable Properties



501/7 Katherine PI MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$385,000

Method: Private Sale

Date: 10/06/2021

Property Type: Apartment



2206/601 Little Lonsdale St MELBOURNE 3000 (REI) Agent Comments

1 bed 1 bath - car

Price: \$385,000

Method: Private Sale

Date: 09/06/2021

Property Type: Apartment



1300/18 Waterview Wlk DOCKLANDS 3008 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$400,000

Method: Private Sale

Date: 29/05/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161