Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	802/120 A'Beckett Street, Melbourne Vic 3000	
Including suburb and		
postcode		

Indicative selling price

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

Range between \$390,000	&	\$425,000
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Median sale price

Median price	\$527,500	Pro	perty 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

Add	dress 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 comparableproperties 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







Property Type: Strata Unit/Flat Agent Comments

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

Indicative Selling Price \$390,000 - \$425,000 Median Unit Price Year ending March 2021: \$527,500

Comparable Properties

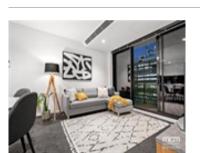


501/7 Katherine PI MELBOURNE 3000 (REI)

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Price: \$385,000 Method: Private Sale Date: 10/06/2021

Property Type: Apartment



2206/601 Little Lonsdale St MELBOURNE 3000 Agent Comments

(REI)

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Price: \$385,000 Method: Private Sale Date: 09/06/2021

Property Type: Apartment



1300/18 Waterview Wlk DOCKLANDS 3008

(REI)

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Price: \$400,000

Date: 29/05/2021 **Property Type:** Apartment

Method: Private Sale

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





Agent Comments

Agent Comments