

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 2613/80 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2024

to 31/03/2024

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	1904/7 Katherine PI MELBOURNE 3000	\$322,500	04/04/2024
2	2008/380 Little Lonsdale St MELBOURNE 3000	\$320,000	07/06/2024
3	615/17 Singers La MELBOURNE 3000	\$315,000	03/06/2024

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:

11/07/2024 15:01

Marcus Peters
03 9534 8014
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1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000

Median Unit Price

March quarter 2024: \$490,000

Comparable Properties



1904/7 Katherine PI MELBOURNE 3000
(REI/VG)

Agent Comments

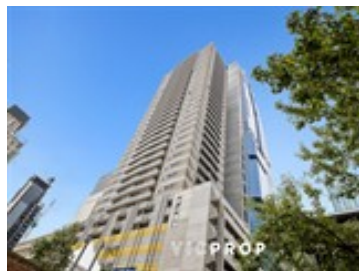
1 bed 1 bath - car

Price: \$322,500

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment



2008/380 Little Lonsdale St MELBOURNE 3000
(REI)

Agent Comments

1 bed 1 bath - car

Price: \$320,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment



615/17 Singers La MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$315,000

Method: Private Sale

Date: 03/06/2024

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014