

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

3707/80 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)

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$550,000

Property type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

30/06/2023

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. 3810/80 A'beckett Street, Melbourne VIC 3000	\$442,500	08/06/2023
2. 5209/80 A'beckett Street, Melbourne VIC 3000	\$435,000	25/05/2023
3. 3701/80 A'beckett Street, Melbourne VIC 3000	\$415,000	18/08/2023

This Statement of Information was prepared on:

18/10/2023