

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

2107/228 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$670,000

 &

\$730,000

Median sale price

Median price

\$550,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/10/2019

 to

31/12/2019

 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	920/60 Siddeley St DOCKLANDS 3008	\$700,000	09/01/2020
2	1911/199 William St MELBOURNE 3000	\$680,000	20/11/2019
3	2412/100 Harbour Esp DOCKLANDS 3008	\$675,000	17/09/2019

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:

13/02/2020 15:32

2107/228 A'Beckett Street, Melbourne Vic 3000

 2  2  1

Property Type: Strata Unit/Flat

Land Size: 82 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties



920/60 Siddley St DOCKLANDS 3008 (REI)

Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 09/01/2020

Rooms: 3

Property Type: House



1911/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 20/11/2019

Property Type: Apartment



2412/100 Harbour Esp DOCKLANDS 3008 (REI/VG)

Agent Comments

 2  2  1

Price: \$675,000

Method: Private Sale

Date: 17/09/2019

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.