

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

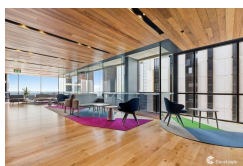
Date of sale

1706/80 A'BECKETT STREET MELBOURNE VIC 3000	\$386,000	31-Jan-23
2208/80 A'BECKETT STREET MELBOURNE VIC 3000	\$402,000	30-May-23
3005/80 A'BECKETT STREET MELBOURNE VIC 3000	\$340,000	05-Sep-22

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 6 months.

This Statement of Information was prepared on: 14 August 2023

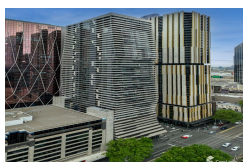


**1706/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$386,000** Sold Date **31-Jan-23**

Distance **0km**

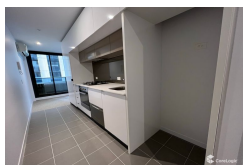


**2208/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$402,000** Sold Date **30-May-23**

Distance **0km**



**3005/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$340,000** Sold Date **05-Sep-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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