

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

1010/31 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

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

1202/81 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	10-Feb-25
4713/80 A'BECKETT STREET MELBOURNE VIC 3000	\$325,000	09-Jan-25
504/155 FRANKLIN STREET MELBOURNE VIC 3000	\$335,000	26-Apr-25

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: 13 May 2025

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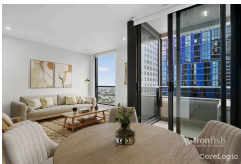


1202/81 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$350,000 Sold Date 10-Feb-25

Distance 0.12km



4713/80 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$325,000 Sold Date 09-Jan-25

Distance 0.13km



504/155 FRANKLIN STREET
MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS}\$335,000 Sold Date 26-Apr-25

Distance 0.27km

RS = Recent sale UN = Undisclosed Sale

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