

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

2609/81 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

\$498,000

&

\$538,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

1806/81 A'Beckett Street Melbourne VIC 3000	\$510,000	09-Feb-21
3504/60 A'Beckett Street Melbourne VIC 3000	\$594,999	16-Apr-21
63/87 Franklin Street Melbourne VIC 3000	\$575,888	03-Apr-21

OR

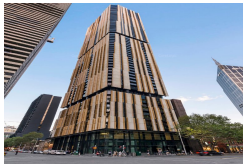
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 July 2021

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**1806/81 A'Beckett Street
Melbourne VIC 3000**

 2  1  -

Sold Price **\$510,000** Sold Date **09-Feb-21**

Distance -



**3504/60 A'Beckett Street
Melbourne VIC 3000**

 2  1  -

Sold Price **\$594,999** Sold Date **16-Apr-21**

Distance **0.06km**



**63/87 Franklin Street Melbourne
VIC 3000**

 2  1  -

Sold Price **\$575,888** Sold Date **03-Apr-21**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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