

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

1111/31 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

or range
between

\$310,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

2911/31 A'BECKETT STREET MELBOURNE VIC 3000	\$295,000	30-Jun-22
1903/31 A'BECKETT STREET MELBOURNE VIC 3000	\$295,000	31-Oct-22
1101/120 A'BECKETT STREET MELBOURNE VIC 3000	\$330,000	01-Mar-23

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 March 2023

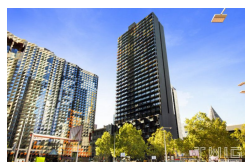


**2911/31 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$295,000** Sold Date **30-Jun-22**

Distance **0km**

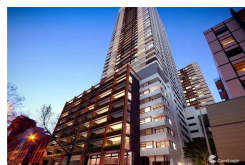


**1903/31 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price Sold Date **31-Oct-22**

Distance **0km**



**1101/120 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$330,000** Sold Date **01-Mar-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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