

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

1601/80 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 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

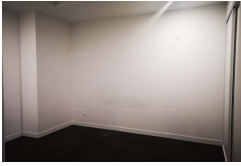
Date of sale

3202/80 A'Beckett Street Melbourne VIC 3000	\$380,000	19-Jan-21
2305A/8 Franklin Street Melbourne VIC 3000	\$393,000	23-Apr-21
1701/243-263 Franklin Street Melbourne VIC 3000	\$389,000	19-Mar-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: 19 June 2021



**3202/80 A'Beckett Street
Melbourne VIC 3000**

Sold Price **\$380,000** Sold Date **19-Jan-21**

2 1 -

Distance -



**2305A/8 Franklin Street Melbourne
VIC 3000**

Sold Price **\$393,000** Sold Date **23-Apr-21**

2 1 -

Distance **0.2km**



**1701/243-263 Franklin Street
Melbourne VIC 3000**

Sold Price **\$389,000** Sold Date **19-Mar-21**

2 1 -

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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