

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

5303/81 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

1701/87 FRANKLIN STREET MELBOURNE VIC 3000	\$610,000	10-Jan-22
414/181 EXHIBITION STREET MELBOURNE VIC 3000	\$602,000	14-Apr-22
821/181 EXHIBITION STREET MELBOURNE VIC 3000	\$589,000	08-Dec-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.~~

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**1701/87 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$610,000** Sold Date **10-Jan-22**

Distance **0.13km**



**414/181 EXHIBITION STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$602,000** Sold Date **14-Apr-22**

Distance **0.78km**



**821/181 EXHIBITION STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$589,000** Sold Date **08-Dec-21**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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