

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

810/181 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

\$235,000

&

\$248,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

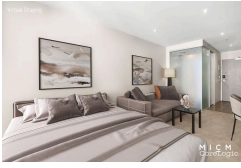
Date of sale

2110/181 A'BECKETT STREET MELBOURNE VIC 3000	\$240,000	22-Jan-25
512/118 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	13-Nov-24
30/88-94 FRANKLIN STREET MELBOURNE VIC 3000	\$238,000	29-Jan-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: 12 February 2025



**2110/181 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price

^{RS} **\$240,000**

Sold Date

22-Jan-25

Distance

0km



**512/118 FRANKLIN STREET
MELBOURNE VIC 3000**

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Sold Price

\$230,000

Sold Date

13-Nov-24

Distance

0.23km



**30/88-94 FRANKLIN STREET
MELBOURNE VIC 3000**

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Sold Price

^{RS} **\$238,000**

Sold Date

29-Jan-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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