

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

512/181 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

\$268,000

&

\$294,800

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

408/17 SINGERS LANE MELBOURNE VIC 3000	\$280,000	07-Feb-22
507/399 BOURKE STREET MELBOURNE VIC 3000	\$282,000	27-Jan-22
906/280 SPENCER STREET MELBOURNE VIC 3000	\$275,000	10-May-22

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: 30 May 2022



**408/17 SINGERS LANE
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$280,000** Sold Date **07-Feb-22**

Distance **0.2km**



**507/399 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$282,000** Sold Date **27-Jan-22**

Distance **0.65km**



**906/280 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$275,000** Sold Date **10-May-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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