



## 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

211/181 A Beckett Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$210,000.00

&

\$230,000.00

### Median sale price

Median price

\$465,000.00

Property type

Studio

Suburb

MELBOURNE

Period - From

Apr 2020

to

Mar 2021

Source

Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7/487 Flinders Lane Melbourne VIC 3000	\$225,000.00	31/03/2021
610/243-263 Franklin Street Melbourne VIC 3000	\$221,000.00	25/11/2020
912/528 Swanston Street Carlton VIC 3053	\$210,000.00	3/02/2021

This Statement of Information was prepared on:

Thursday 15th April 2021