

## 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

1805/31 A'Beckett Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 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

1510/31 A'Beckett Street Melbourne VIC 3000	\$420,000	27-Mar-21
1610/31 A'Beckett Street Melbourne VIC 3000	\$420,000	14-May-21
1612/22-24 Jane Bell Lane Melbourne VIC 3000	\$420,000	09-Feb-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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1510/31 A' Beckett is Sold Out. We have a similar apartment for Sale. Please contact agent.

**1510/31 A'Beckett Street Melbourne VIC 3000** Sold Price **\$420,000** Sold Date **27-Mar-21**

2 1 1

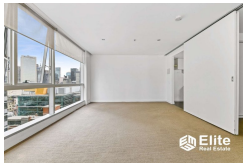
Distance -



**1610/31 A'Beckett Street Melbourne VIC 3000** Sold Price Sold Date **14-May-21**

2 1 1

Distance -



**1612/22-24 Jane Bell Lane Melbourne VIC 3000** Sold Price Sold Date **09-Feb-21**

2 1 1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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