# 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

2801/157 A'Beckett Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$580,000		&		\$620,000				
Median sale price									
Median price	\$447,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV		

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3504/157 Abeckett St MELBOURNE 3000	\$636,600	31/03/2025
2	3902/157 Abeckett St MELBOURNE 3000	\$629,000	03/12/2024
3			

OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

14/04/2025 11:41





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price March quarter 2025: \$447,000

# **Comparable Properties**

3504/157 Abeckett St MELBOURNE 3000 (REI)   2 2 2   Price: \$636,600   Method: Private Sale   Date: 31/03/2025   Property Type: Apartment	Agent Comments
3902/157 Abeckett St MELBOURNE 3000 (REI)   2 2 -   Price: \$629,000   Method: Private Sale   Date: 03/12/2024   Property Type: Apartment	Agent Comments

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 six months.

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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