

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

1609/60 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$472,800	08-Nov-23
1412/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$440,000	08-Mar-24
607/668 BOURKE STREET MELBOURNE VIC 3000	\$440,000	19-Feb-24

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: 26 March 2024

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5408/442-450 ELIZABETH STREET Sold Price **\$472,800** Sold Date **08-Nov-23**
MELBOURNE VIC 3000

1 1 1

Distance **0.08km**



1412/22-24 JANE BELL LANE Sold Price ^{RS} **\$440,000** Sold Date **08-Mar-24**
MELBOURNE VIC 3000

1 1 1

Distance **0.44km**



607/668 BOURKE STREET Sold Price Sold Date **19-Feb-24**
MELBOURNE VIC 3000

1 1 1

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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