

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

2009/228 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

4008/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	22-Nov-23
1306/5 CARAVEL LANE DOCKLANDS VIC 3008	\$676,000	10-Nov-23
2105S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$660,000	13-Nov-23

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: 03 December 2023


4008/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000
 2  2  2

Sold Price

^{RS} **\$680,000**

 Sold Date **22-Nov-23**

 Distance **0.46km**

1306/5 CARAVEL LANE DOCKLANDS VIC 3008
 2  2  2

Sold Price

^{RS} **\$676,000** ^{UN}

 Sold Date **10-Nov-23**

 Distance **1.33km**

2105S/889-897 COLLINS STREET DOCKLANDS VIC 3008
 2  2  2

Sold Price

^{RS} **\$660,000** ^{UN}

 Sold Date **13-Nov-23**

 Distance **1.77km**
RS = Recent sale

UN = Undisclosed Sale

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