

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

1605/31 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

2609/31 A'BECKETT STREET MELBOURNE VIC 3000	493500	23-Apr-24
1307/60 A'BECKETT STREET MELBOURNE VIC 3000	480000	26-Apr-24
1409/31 A'BECKETT STREET MELBOURNE VIC 3000	460000	04-Apr-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: 16 September 2024

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**2609/31 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price **493500** Sold Date **23-Apr-24**

 2  1  -

Distance -

**1307/60 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price **480000** Sold Date **26-Apr-24**

 2  1  -

Distance **0.1km**

**1409/31 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price **460000** Sold Date **04-Apr-24**

 2  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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