

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

4312/80 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

\$425,000

&

\$435,000

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

513/112 A'BECKETT STREET MELBOURNE VIC 3000	\$426,000	19-Oct-23
609/25 TERRY STREET MELBOURNE VIC 3000	\$430,000	14-Oct-23
547/37 TERRY STREET MELBOURNE VIC 3000	\$430,000	14-Oct-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: 06 March 2024



513/112 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 1

Sold Price **\$426,000** Sold Date **19-Oct-23**

Distance **0.11km**

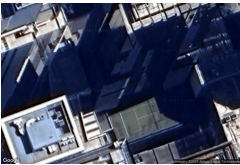


609/25 THERRY STREET
MELBOURNE VIC 3000

2 1 1

Sold Price **\$430,000** Sold Date **14-Oct-23**

Distance **0.21km**



547/37 THERRY STREET
MELBOURNE VIC 3000

2 1 -

Sold Price Sold Date **14-Oct-23**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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