

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

3511/80 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

\$480,000

&

\$520,000

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

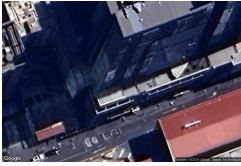
Date of sale

1704/8 FRANKLIN STREET MELBOURNE VIC 3000	\$491,000	24-Nov-23
2008/483 SWANSTON STREET MELBOURNE VIC 3000	\$490,000	16-Oct-23
3703/483 SWANSTON STREET MELBOURNE VIC 3000	\$502,000	02-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: 26 March 2024



**1704/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$491,000** Sold Date **24-Nov-23**

Distance **0.17km**



**2008/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$490,000**^{UN} Sold Date **16-Oct-23**

Distance **0.21km**



**3703/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$502,000** Sold Date **02-Oct-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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