

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

3911/80 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

\$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 Jan 2024

to

31 Dec 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

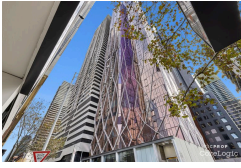
Date of sale

2410/60 A'BECKETT STREET MELBOURNE VIC 3000	\$435,000	15-Dec-24
1507/285 LA TROBE STREET MELBOURNE VIC 3000	\$415,000	11-Oct-24
1205/60 A'BECKETT STREET MELBOURNE VIC 3000	\$437,000	08-Oct-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: 23 January 2025



**2410/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **15-Dec-24**

Distance **0.03km**



**1507/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$415,000** Sold Date **11-Oct-24**

Distance **0.21km**



**1205/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$437,000** Sold Date **08-Oct-24**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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