

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

2912/157 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

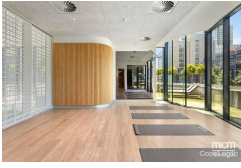
Date of sale

1912/560 LONSDALE STREET MELBOURNE VIC 3000	\$700,000	16-Aug-24
3704/560 LONSDALE STREET MELBOURNE VIC 3000	\$692,000	03-May-24
19/410 QUEEN STREET MELBOURNE VIC 3000	\$720,000	03-May-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 October 2024



**1912/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS} **\$700,000**

Sold Date **16-Aug-24**

Distance **0.51km**



**3704/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$692,000

Sold Date **03-May-24**

Distance **0.51km**



**19/410 QUEEN STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$720,000

Sold Date **03-May-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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