

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

5302/81 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

\$560,000

&

\$610,000

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

3902/157 A'BECKETT STREET MELBOURNE VIC 3000	\$629,000	11-Oct-24
3302/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$550,000	02-Nov-24
1708/318 RUSSELL STREET MELBOURNE VIC 3000	\$585,000	09-Dec-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: 30 January 2025

Adrian Chen

M 0414174765

E Adrian.chen@jalinrealty.com



**3902/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$629,000** Sold Date **11-Oct-24**

Distance **0.21km**



**3302/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$550,000** Sold Date **02-Nov-24**

Distance **0.28km**



**1708/318 RUSSELL STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$585,000** Sold Date **09-Dec-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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