

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

4501/60 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

\$575,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1911/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$580,000	10-Mar-24
2713/220 SPENCER STREET MELBOURNE VIC 3000	\$580,000	16-Oct-23
101/392 SPENCER STREET WEST MELBOURNE VIC 3003	\$580,000	21-Jan-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: 08 April 2024

**1911/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price

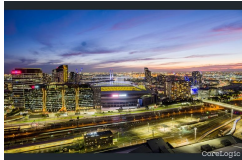
RS

\$580,000

Sold Date

10-Mar-24

Distance

0.87km**2713/220 SPENCER STREET MELBOURNE VIC 3000**

2 2 1

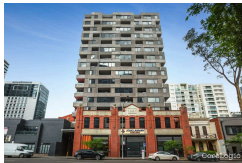
Sold Price

\$580,000

Sold Date

16-Oct-23

Distance

1.09km**101/392 SPENCER STREET WEST MELBOURNE VIC 3003**

2 2 1

Sold Price

Sold Date

21-Jan-24

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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