

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

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

\$1,452,000

or range
between

&

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

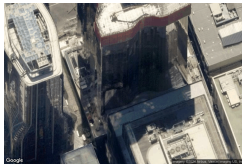
Date of sale

2406/119 ABECKETT STREET MELBOURNE VIC 3000	\$911,000	13-May-24
1906/155 FRANKLIN STREET MELBOURNE VIC 3000	\$686,000	15-Nov-23
3006/285 LA TROBE STREET MELBOURNE VIC 3000	\$480,000	27-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: 08 October 2024



**2406/119 ABECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

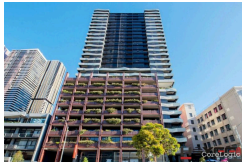
Sold Price

\$911,000

Sold Date **13-May-24**

Distance

0.1km



**1906/155 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$686,000

Sold Date **15-Nov-23**

Distance

0.11km



**3006/285 LA TROBE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$480,000

Sold Date **27-May-24**

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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