

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

4102/81 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

\$636,000

&

\$656,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

1606/155 FRANKLIN STREET MELBOURNE VIC 3000	\$650,000	26-Jul-23
6008/135 A'BECKETT STREET MELBOURNE VIC 3000	\$635,000	01-Aug-23

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: 09 January 2024



**1606/155 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$650,000** Sold Date **26-Jul-23**

Distance **0.16km**



**6008/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$635,000** Sold Date **01-Aug-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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