

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

908/228 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

3110/568-580 COLLINS STREET MELBOURNE VIC 3000	\$470,000	14-Dec-24
1811/673-683 LA TROBE STREET DOCKLANDS VIC 3008	\$470,000	15-Nov-24
1108/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$480,000	05-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: 10 February 2025



**3110/568-580 COLLINS STREET
 MELBOURNE VIC 3000**

2 1 1

Sold Price **\$470,000** Sold Date **14-Dec-24**

Distance **0.92km**



**1811/673-683 LA TROBE STREET
 DOCKLANDS VIC 3008**

2 1 1

Sold Price Sold Date **15-Nov-24**

Distance **0.93km**



**1108/231-245 HARBOUR
 ESPLANADE DOCKLANDS VIC
 3008**

2 1 1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **05-Dec-24**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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