

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

119 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

\$785,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

1C7/225 ELIZABETH STREET MELBOURNE VIC 3000	\$793,700	31-Aug-23
806/225 ELIZABETH STREET MELBOURNE VIC 3000	\$793,700	31-Aug-23
18-30 TIMOTHY LANE MELBOURNE VIC 3000	\$923,395	25-Jun-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: 06 August 2024



**1C7/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 - -

Sold Price

\$793,700

Sold Date

31-Aug-23

Distance

0.08km



**806/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

Sold Date

31-Aug-23

Distance

0.08km



**18-30 TIMOTHY LANE MELBOURNE
VIC 3000**

2 - -

Sold Price

\$923,395

Sold Date

25-Jun-24

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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