

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

1707/80 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

\$530,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

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

3103/80 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	15-Aug-22
3509/135 A'BECKETT STREET MELBOURNE VIC 3000	\$535,000	07-Sep-22
3003/285 LA TROBE STREET MELBOURNE VIC 3000	\$538,000	19-Nov-22

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: 30 January 2023

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**3103/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$500,000** Sold Date **15-Aug-22**

Distance **0km**



**3509/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$535,000** Sold Date **07-Sep-22**

Distance **0.17km**



**3003/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$538,000** Sold Date **19-Nov-22**

Distance **0.21km**

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

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