

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

4201/81 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

906/483 SWANSTON STREET MELBOURNE VIC 3000	\$587,500	05-Jun-24
5702/462 ELIZABETH STREET MELBOURNE VIC 3000	\$575,000	07-May-24
5510/135 A'BECKETT STREET MELBOURNE VIC 3000	\$541,500	04-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: 23 July 2024

Team Abode318

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**906/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS}

\$587,500

Sold Date

05-Jun-24

Distance

0.25km



**5702/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$575,000

Sold Date

07-May-24

Distance

0.18km



**5510/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS}

\$541,500

Sold Date

04-Jun-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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