

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

1310/120 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

2301/27 TERRY STREET MELBOURNE VIC 3000	\$600,000	26-Jul-24
1008/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$603,000	18-Jul-24
3601/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$612,000	30-Oct-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: 28 November 2024



**2301/27 TERRY STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$600,000** Sold Date **26-Jul-24**

Distance **0.26km**



**1008/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$603,000** Sold Date **18-Jul-24**

Distance **0.72km**



**3601/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price ^{RS} **\$612,000** ^{UN} Sold Date **30-Oct-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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