

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

4602/80 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

2308/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$396,000	04-Oct-23
2507/228 LA TROBE STREET MELBOURNE VIC 3000	\$390,000	23-Aug-23
3005/228 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	17-Aug-23

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: 09 January 2024



2308/442-450 ELIZABETH STREET Sold Price **\$396,000** Sold Date **04-Oct-23**
MELBOURNE VIC 3000

 1  1  -

Distance **0.07km**



2507/228 LA TROBE STREET Sold Price **\$390,000** Sold Date **23-Aug-23**
MELBOURNE VIC 3000

 1  1  -

Distance **0.13km**



3005/228 LA TROBE STREET Sold Price ^{RS} **\$420,000** Sold Date **17-Aug-23**
MELBOURNE VIC 3000

 1  1  -

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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