

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

3211/80 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

1405/33 MACKENZIE STREET MELBOURNE VIC 3000	\$498,000	29-Oct-24
316/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$481,000	23-Sep-24
2008/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	20-Sep-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: 18 December 2024


**1405/33 MACKENZIE STREET
MELBOURNE VIC 3000**
 2  1  1

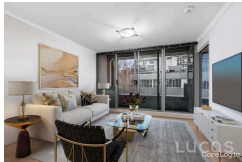
Sold Price

^{RS}
\$498,000

Sold Date

29-Oct-24

Distance

0.51km

**316/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2  1  1

Sold Price

\$481,000

Sold Date

23-Sep-24

Distance

0.87km

**2008/11 ROSE LANE MELBOURNE
VIC 3000**
 2  1  1

Sold Price

\$500,000

Sold Date

20-Sep-24

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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