

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

2707/81 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

3407/318 RUSSELL STREET MELBOURNE VIC 3000	\$620,000	22-Feb-24
2406/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$688,000	04-Oct-24
21/18 BARKLY PLACE CARLTON VIC 3053	\$620,000	04-Apr-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: 11 February 2025

The Square.

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**3407/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$620,000** Sold Date **22-Feb-24**

Distance **0.47km**



**2406/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$688,000** Sold Date **04-Oct-24**

Distance **0.43km**



**21/18 BARKLY PLACE CARLTON
VIC 3053**

2 1 1

Sold Price **\$620,000** Sold Date **04-Apr-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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