

## 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

1306/60 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

5002/60 A'BECKETT STREET MELBOURNE VIC 3000	470000	23-Jul-24
2405/483 SWANSTON STREET MELBOURNE VIC 3000	485000	01-Jul-24
2709/288 SPENCER STREET MELBOURNE VIC 3000	482000	08-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: 11 October 2024

Ellie Cheng

P 0434271185

M 0451181001

E ellie.cheng@vicprop.com.au



**5002/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **470000** Sold Date **23-Jul-24**

Distance -

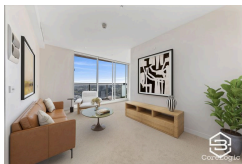


**2405/483 SWANSTON STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **485000** Sold Date **01-Jul-24**

Distance **0.19km**



**2709/288 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **482000** <sup>UN</sup> Sold Date **08-Oct-24**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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