

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

4603/80 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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





3507/80 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	12-Jul-23
3701/80 A'BECKETT STREET MELBOURNE VIC 3000	\$415,000	17-Aug-23
2005/60 A'BECKETT STREET MELBOURNE VIC 3000	\$490,000	18-Jul-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: 11 October 2023

	3507/80 A'BECKETT STREET MELBOURNE VIC 3000	Sold Price \$420,000	Sold Date 12-Jul-23
	2  1  - 	Distance 0km	

	3701/80 A'BECKETT STREET MELBOURNE VIC 3000	Sold Price \$415,000	Sold Date 17-Aug-23
	2  1  1 	Distance 0km	

	2005/60 A'BECKETT STREET MELBOURNE VIC 3000	Sold Price \$490,000	Sold Date 18-Jul-23
	2  1  - 	Distance 0.03km	

RS = Recent sale UN = Undisclosed Sale

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