

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

3405/120 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

1806/318 QUEEN STREET MELBOURNE VIC 3000	\$650,000	01-May-24
5017/228 LA TROBE STREET MELBOURNE VIC 3000	\$685,000	02-Apr-24
2009/228 A'BECKETT STREET MELBOURNE VIC 3000	\$665,000	21-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.~~

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**1806/318 QUEEN STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$650,000** Sold Date **01-May-24**

Distance **0.24km**



**5017/228 LA TROBE STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$685,000** Sold Date **02-Apr-24**

Distance **0.25km**

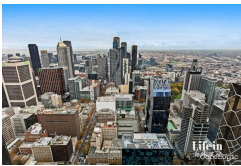


**2009/228 A'BECKETT STREET
 MELBOURNE VIC 3000**

2 2 2

Sold Price **\$665,000** Sold Date **21-Apr-24**

Distance **0.29km**



**6209/371 LITTLE LONSDALE
 STREET MELBOURNE VIC 3000**

2 2 -

Sold Price **\$650,000** Sold Date **15-Jun-24**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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