

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

3005/120 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 2022

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

2310/462 ELIZABETH STREET MELBOURNE VIC 3000	\$546,000	23-Jun-22
5401/60 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	07-Sep-22
6408/500 ELIZABETH STREET MELBOURNE VIC 3000	\$568,888	01-Aug-22

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: 29 September 2022

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2310/462 ELIZABETH STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$546,000** Sold Date **23-Jun-22**

Distance **0.17km**



5401/60 A'BECKETT STREET MELBOURNE VIC 3000

2 2 -

Sold Price ^{RS} **\$550,000** Sold Date **07-Sep-22**

Distance **0.18km**



6408/500 ELIZABETH STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$568,888** Sold Date **01-Aug-22**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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