

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

204/120 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

3211/639 LONSDALE STREET MELBOURNE VIC 3000	\$520,000	14-Jan-23
3006/639 LONSDALE STREET MELBOURNE VIC 3000	\$505,000	29-Dec-22
3005/120 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	19-Dec-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: 22 March 2023

DYNAMIC

RESIDENTIAL

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**3211/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$520,000** Sold Date **14-Jan-23**

Distance **0.88km**



**3006/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$505,000** Sold Date **29-Dec-22**

Distance **0.88km**



**3005/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$500,000** Sold Date **19-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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