

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

1110/410-420 ELIZABETH 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

2613/80 A'BECKETT STREET MELBOURNE VIC 3000	\$340,000	18-Aug-23
3704/81 A'BECKETT STREET MELBOURNE VIC 3000	\$374,500	13-Nov-23
1302/81 A'BECKETT STREET MELBOURNE VIC 3000	\$352,000	03-Aug-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: 13 February 2024

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**2613/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$340,000

Sold Date **18-Aug-23**

Distance **0.02km**



**3704/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$374,500

Sold Date **13-Nov-23**

Distance **0.04km**



**1302/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$352,000

Sold Date **03-Aug-23**

Distance **0.05km**



**2802/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$350,000

Sold Date **07-Dec-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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