

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

1310/120 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

2209/350 WILLIAM STREET MELBOURNE VIC 3000	\$535,000	12-Dec-24
307/145 QUEENSBERRY STREET CARLTON VIC 3053	\$548,000	29-Jan-25
802/77 CARDIGAN STREET CARLTON VIC 3053	\$560,000	05-Nov-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.~~

This Statement of Information was prepared on: 25 March 2025



**2209/350 WILLIAM STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$535,000

Sold Date

12-Dec-24

Distance

0.36km



**307/145 QUEENSBERRY STREET
CARLTON VIC 3053**

 2  2  1

Sold Price

\$548,000

Sold Date

29-Jan-25

Distance

0.6km



**802/77 CARDIGAN STREET
CARLTON VIC 3053**

 2  2  1

Sold Price

\$560,000

Sold Date

05-Nov-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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