

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

609/228 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

\$280,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 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

210/565 FLINDERS STREET MELBOURNE VIC 3000	292000	11-Mar-23
213/233-239 COLLINS STREET MELBOURNE VIC 3000	295000	24-Mar-23
511/99 A'BECKETT STREET MELBOURNE VIC 3000	290000	20-Apr-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.~~

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Kevin Zhang

P 0431 336 488

M 0431 336 488

E kevin.zhang@ereal.com.au



**210/565 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **292000** Sold Date **11-Mar-23**

Distance **1.23km**



**213/233-239 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **295000** Sold Date **24-Mar-23**

Distance **1.07km**



**511/99 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **290000** Sold Date **20-Apr-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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