

## 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

Brand new luxury 3 bedroom 2 bathroom 1 car spot  
A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,288,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

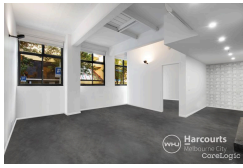
Date of sale

5/300 KING STREET MELBOURNE VIC 3000	\$1,280,000	17-Jun-23
2910/265 EXHIBITION STREET MELBOURNE VIC 3000	\$1,250,000	09-Dec-23
1701/63 LA TROBE STREET MELBOURNE VIC 3000	\$1,373,000	28-Oct-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: 18 March 2024



**5/300 KING STREET MELBOURNE  
VIC 3000**

 3  2  1

Sold Price **\$1,280,000** Sold Date **17-Jun-23**

Distance **0.62km**



**2910/265 EXHIBITION STREET  
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,250,000** Sold Date **09-Dec-23**

Distance **0.77km**



**1701/63 LA TROBE STREET  
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,373,000** Sold Date **28-Oct-22**

Distance **0.86km**

RS = Recent sale      UN = Undisclosed Sale

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