

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

1103/410-420 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

4008/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	28-Apr-24
1412/80 A'BECKETT STREET MELBOURNE VIC 3000	\$487,000	03-Jun-13
3707/80 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	23-Nov-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: 19 July 2024



**4008/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$410,000** Sold Date **28-Apr-24**

Distance **0km**

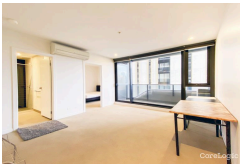


**1412/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$487,000** Sold Date **03-Jun-13**

Distance **0km**



**3707/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$400,000** Sold Date **23-Nov-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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