

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

3211/80 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

1502/31 A'BECKETT STREET MELBOURNE VIC 3000	\$510,000	23-Aug-24
2502/31 A'BECKETT STREET MELBOURNE VIC 3000	\$520,000	21-Jun-24
1704/8 FRANKLIN STREET MELBOURNE VIC 3000	\$512,000	30-Aug-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: 09 September 2024

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**1502/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS}

\$510,000

Sold Date **23-Aug-24**

Distance **0.13km**



**2502/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$520,000

Sold Date **21-Jun-24**

Distance **0.13km**



**1704/8 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS}

\$512,000

Sold Date **30-Aug-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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