

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

\$620,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

2713/555 SWANSTON STREET CARLTON VIC 3053	\$627,500	19-Jun-24
4413/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$620,000	03-May-24
380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$625,000	10-Jun-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: 07 October 2024



**2713/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$627,500** Sold Date **19-Jun-24**

Distance **0.45km**



**4413/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$620,000** Sold Date **03-May-24**

Distance **0.72km**



**380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$625,000** Sold Date **10-Jun-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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