

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

2407/80 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

1412/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	01-Jun-24
4008/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	28-Apr-24
1003/410-420 ELIZABETH STREET MELBOURNE VIC 3000	\$418,000	13-Mar-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: 25 November 2024

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

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Sold Price

\$410,000

Sold Date

01-Jun-24

Distance

0km**4008/80 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price

Sold Date

28-Apr-24

Distance

0km**1003/410-420 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price

\$418,000

Sold Date

13-Mar-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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