

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

1501/119 ABECKETT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,000

Property type

Other

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

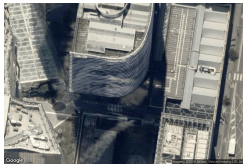
Date of sale

50C/555 SWANSTON STREET CARLTON VIC 3053	\$650,000	09-Mar-23
3103/119 A'BECKETT STREET MELBOURNE VIC 3000	\$556,800	-
5003/119 A'BECKETT STREET MELBOURNE VIC 3000	\$588,200	-

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: 17 June 2024



**50C/555 SWANSTON STREET
CARLTON VIC 3053**

- - -

Sold Price **\$650,000** Sold Date **09-Mar-23**

Distance **0.48km**



**3103/119 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$556,800** Sold Date -

Distance -



**5003/119 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$588,200** Sold Date -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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