

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

1606/157 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

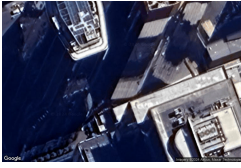
Date of sale

2410/119 ABECKETT STREET MELBOURNE VIC 3000	\$612,600	27-Oct-23
3002/560 LONSDALE STREET MELBOURNE VIC 3000	\$612,000	29-Jan-24
1902/560 LONSDALE STREET MELBOURNE VIC 3000	\$600,000	14-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: 19 March 2024



**2410/119 ABECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$612,600

Sold Date **27-Oct-23**

Distance **0.1km**



**3002/560 LONSDALE STREET
MELBOURNE VIC 3000**

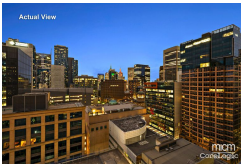
 2  1  -

Sold Price

\$612,000

Sold Date **29-Jan-24**

Distance **0.51km**



**1902/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

^{RS} **\$600,000**

Sold Date **14-Mar-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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