

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

2410/60 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

2603/81 A'BECKETT STREET MELBOURNE VIC 3000	\$522,000	03-Apr-24
1709/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$526,000	13-Dec-23
701/31 A'BECKETT STREET MELBOURNE VIC 3000	\$525,000	25-Jan-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: 27 May 2024



**2603/81 A'BECKETT STREET
MELBOURNE VIC 3000**

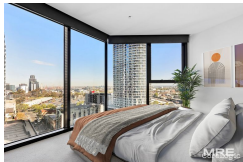
 2  1  1

Sold Price

\$522,000

Sold Date **03-Apr-24**

Distance **0.06km**



**1709/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

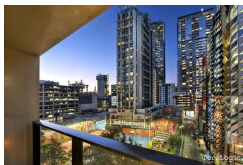
 2  1  -

Sold Price

\$526,000

Sold Date **13-Dec-23**

Distance **0.09km**



**701/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$525,000

Sold Date **25-Jan-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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