

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

2502/31 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2513/155 FRANKLIN STREET MELBOURNE VIC 3000	605000	05-Dec-23
1001/340 RUSSELL STREET MELBOURNE VIC 3000	545000	14-Mar-24
701/31 A'BECKETT STREET MELBOURNE VIC 3000	525000	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: 24 April 2024

Rita Lin
P 0396631127
M 0410603667
E rita@melcorp.com.au



**2513/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **605000** Sold Date **05-Dec-23**

Distance **0.27km**



**1001/340 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **545000** Sold Date **14-Mar-24**

Distance **0.33km**



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

2 1 1

Sold Price **525000** Sold Date **25-Jan-24**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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