

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

316/99 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

308/99 A'BECKETT STREET MELBOURNE VIC 3000	\$259,000	23-Nov-23
405/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$203,500	26-Sep-23
320/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$220,000	03-Sep-23

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: 13 February 2024



**308/99 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 0

Sold Price **\$259,000** Sold Date **23-Nov-23**

Distance **0km**



**405/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 0

Sold Price **\$203,500** Sold Date **26-Sep-23**

Distance **0.35km**



**320/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 0

Sold Price **\$220,000** Sold Date **03-Sep-23**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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