

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

318/112 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

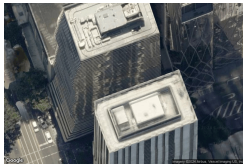
Date of sale

4503/80 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	08-Apr-24
301/118 FRANKLIN STREET MELBOURNE VIC 3000	\$400,000	13-Dec-23
705/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$402,000	07-May-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: 05 July 2024



**4503/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$350,000** Sold Date **08-Apr-24**

Distance **0.11km**



**301/118 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$400,000** Sold Date **13-Dec-23**

Distance **0.14km**



**705/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$402,000** Sold Date **07-May-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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