

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

404/120 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

\$470,000

&

\$510,000

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

1301/555 SWANSTON STREET CARLTON VIC 3053	\$510,000	24-Dec-23
1001/555 SWANSTON STREET CARLTON VIC 3053	\$510,000	24-Dec-23
2105/241 CITY ROAD SOUTHBANK VIC 3006	\$510,000	23-Oct-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: 27 March 2024



**1301/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$510,000** Sold Date **24-Dec-23**

Distance **0.45km**

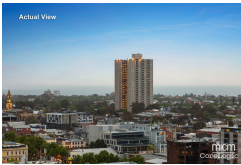


**1001/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **24-Dec-23**

Distance **0.47km**



**2105/241 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price **\$510,000** Sold Date **23-Oct-23**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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