

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

5807/370 QUEEN 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

\$548,000

&

\$598,000

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

2305/157 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	28-Nov-23
3003/120 A'BECKETT STREET MELBOURNE VIC 3000	\$560,000	18-Dec-23
2601A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$540,000	15-Nov-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: 09 February 2024

**2305/157 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price

RS

\$600,000

Sold Date

28-Nov-23

Distance

0.03km**3003/120 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price

\$560,000

Sold Date

18-Dec-23

Distance

0.11km**2601A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

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Sold Price

\$540,000

Sold Date

15-Nov-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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