

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

804/228 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1705/228 ABECKETT STREET MELBOURNE VIC 3000	\$560,000	26-Mar-24
2009/228 A'BECKETT STREET MELBOURNE VIC 3000	\$665,000	03-Jun-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 June 2024



**1705/228 ABECKETT STREET
MELBOURNE VIC 3000**

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Sold Price **\$560,000** Sold Date **26-Mar-24**

Distance **0km**



**2009/228 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **03-Jun-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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