

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

1404/60 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

\$550,000

or range
between

&

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

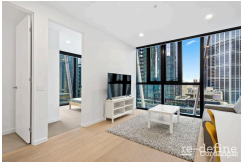
Date of sale

1304/60 A'BECKETT STREET MELBOURNE VIC 3000	\$525,000	04-Oct-23
2510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	17-Apr-23
2908/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	01-Aug-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: 18 March 2024



**1304/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$525,000** Sold Date **04-Oct-23**

Distance **0km**



**2510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$550,000** Sold Date **17-Apr-23**

Distance **0.02km**



**2908/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

Sold Date **01-Aug-23**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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