

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

2003/8 DOWNIE 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

1412/135 A'BECKETT STREET MELBOURNE VIC 3000	350000	20-Jun-23
2613/80 A'BECKETT STREET MELBOURNE VIC 3000	340000	18-Aug-23
5109/81 A'BECKETT STREET MELBOURNE VIC 3000	370000	27-Jun-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: 08 November 2023

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**1412/135 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **350000** Sold Date **20-Jun-23**

Distance **1.21km**

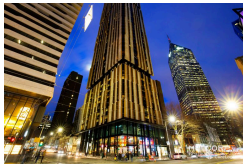


**2613/80 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **340000** Sold Date **18-Aug-23**

Distance **1.36km**



**5109/81 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **370000** ^{UN} Sold Date **27-Jun-23**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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