

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

5809/135 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

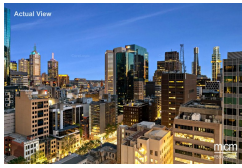
Date of sale

2206/380-386 Little Lonsdale Street Melbourne VIC 3000	\$525,000	22-Feb-22
1005/68 La Trobe Street Melbourne VIC 3000	\$545,000	15-Nov-21
3102/33 Mackenzie Street Melbourne VIC 3000	\$520,000	13-Dec-21

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: 02 March 2022



2206/380-386 Little Lonsdale Street Melbourne VIC 3000

2 1 1

Sold Price

RS

\$525,000

Sold Date

22-Feb-22

Distance

0.28km



1005/68 La Trobe Street Melbourne VIC 3000

2 1 1

Sold Price

\$545,000

Sold Date

15-Nov-21

Distance

0.63km



3102/33 Mackenzie Street Melbourne VIC 3000

2 1 1

Sold Price

\$520,000

Sold Date

13-Dec-21

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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