

## 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

2106/80 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$438,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

5407/135 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	01-Jun-23
314/300 SWANSTON STREET MELBOURNE VIC 3000	\$460,000	13-Jul-23
1413/222 RUSSELL STREET MELBOURNE VIC 3000	\$450,000	18-Apr-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 July 2023



**5407/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$450,000** Sold Date **01-Jun-23**

Distance **0.17km**



**314/300 SWANSTON STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **13-Jul-23**

Distance **0.36km**



**1413/222 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$450,000** Sold Date **18-Apr-23**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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