

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

2707/157 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

\$450,000

&

\$470,000

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

5801/135 A'BECKETT STREET MELBOURNE VIC 3000	\$462,000	22-Oct-23
4601/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	24-Jan-24
1213/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$450,000	14-Nov-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: 19 March 2024

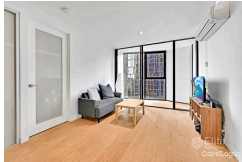


**5801/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$462,000** Sold Date **22-Oct-23**

Distance **0.04km**



**4601/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$465,000** Sold Date **24-Jan-24**

Distance **0.22km**



**1213/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$450,000** Sold Date **14-Nov-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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