

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

3705/157 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

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

810/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	03-Feb-25
2113/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$460,000	05-Feb-25
3604/200 SPENCER STREET MELBOURNE VIC 3000	\$465,000	03-Feb-25

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: 17 February 2025



810/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS} **\$470,000** Sold Date **03-Feb-25**

Distance **0.62km**



2113/22-24 JANE BELL LANE MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS} **\$460,000**^{UN} Sold Date **05-Feb-25**

Distance **0.62km**



3604/200 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS} **\$465,000** Sold Date **03-Feb-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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