

## 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

404/120 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1107/500 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	29-Feb-24
1705/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	27-Oct-23
1012/33 ROSE LANE MELBOURNE VIC 3000	\$460,000	30-Jan-24

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: 21 April 2024



**1107/500 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$500,000**

Sold Date **29-Feb-24**

Distance

**0.22km**



**1705/380-386 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$470,000**

Sold Date **27-Oct-23**

Distance

**0.35km**



**1012/33 ROSE LANE MELBOURNE  
VIC 3000**

2 2 -

Sold Price

**\$460,000**

Sold Date **30-Jan-24**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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