

## 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

4509/135 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

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 Oct 2023

to

30 Sep 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

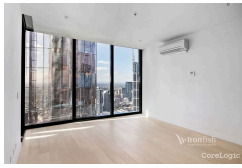
Date of sale

5510/135 A'BECKETT STREET MELBOURNE VIC 3000	\$541,500	21-May-24
4201/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	04-Sep-24
2502/31 A'BECKETT STREET MELBOURNE VIC 3000	\$520,000	21-Jun-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: 18 October 2024



**5510/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$541,500** Sold Date **21-May-24**

Distance **0km**

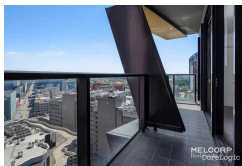


**4201/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **04-Sep-24**

Distance **0.16km**



**2502/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$520,000** Sold Date **21-Jun-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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