

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

5908/135 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

5401/60 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	07-Sep-22
5710/462 ELIZABETH STREET MELBOURNE VIC 3000	\$560,000	12-Oct-22
1113/555 SWANSTON STREET CARLTON VIC 3053	\$580,000	28-Jun-22

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 December 2022

**5401/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$550,000** Sold Date **07-Sep-22**Distance **0.2km****5710/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$560,000** Sold Date **12-Oct-22**Distance **0.25km****1113/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$580,000** Sold Date **28-Jun-22**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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