

## 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

5407/135 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

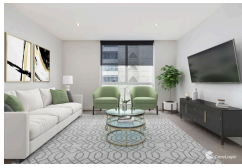
Date of sale

1610/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$470,000	15-Mar-23
1410/222 RUSSELL STREET MELBOURNE VIC 3000	\$450,000	18-Apr-23
1413/222 RUSSELL STREET MELBOURNE VIC 3000	\$450,000	18-Apr-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: 24 May 2023



**1610/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$470,000** Sold Date **15-Mar-23**

Distance **0.57km**



**1410/222 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **18-Apr-23**

Distance **0.74km**



**1413/222 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$450,000** Sold Date **18-Apr-23**

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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