

## 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

6003/135 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

3211/500 Elizabeth Street Melbourne VIC 3000	\$555,000	27-Jan-21
711/333-351 Exhibition Street Melbourne VIC 3000	\$545,000	04-Mar-21
2615/220 Spencer Street Melbourne VIC 3000	\$543,000	02-Mar-21

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: 13 July 2021



**3211/500 Elizabeth Street  
Melbourne VIC 3000**

2 2 -

Sold Price

**\$555,000**

Sold Date

**27-Jan-21**

Distance

**0.3km**



**711/333-351 Exhibition Street  
Melbourne VIC 3000**

2 2 -

Sold Price

**\$545,000**

Sold Date

**04-Mar-21**

Distance

**0.76km**



**2615/220 Spencer Street Melbourne  
VIC 3000**

2 2 -

Sold Price

**\$543,000**

Sold Date

**02-Mar-21**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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