

## 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

2705/135 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

\$375,000

&

\$395,000

### 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

5707/135 A'BECKETT STREET MELBOURNE VIC 3000	\$395,000	05-Aug-22
401/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$380,000	31-Aug-22
4508/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$395,000	21-Oct-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



**5707/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

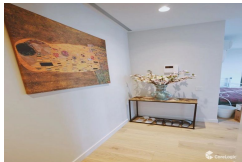
Sold Price

**\$395,000**

Sold Date **05-Aug-22**

Distance

**0km**



**401/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$380,000**

Sold Date **31-Aug-22**

Distance

**0.21km**



**4508/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$395,000**

Sold Date **21-Oct-22**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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