

## 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

1602/120 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 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

1112/222 RUSSELL STREET MELBOURNE VIC 3000	\$600,000	11-Mar-22
2709/180 CITY ROAD SOUTHBANK VIC 3006	\$590,000	08-Mar-22
1308/618 LONSDALE STREET MELBOURNE VIC 3000	\$600,000	10-Mar-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: 20 June 2022

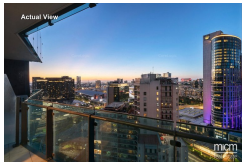


**1112/222 RUSSELL STREET  
MELBOURNE VIC 3000**

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **11-Mar-22**

2 2 -

Distance -



**2709/180 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price **\$590,000** Sold Date **08-Mar-22**

2 1 1

Distance -



**1308/618 LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price **\$600,000** Sold Date **10-Mar-22**

2 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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