

## 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

601/398 ELIZABETH 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

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

1609/60 A'BECKETT STREET MELBOURNE VIC 3000	\$411,000	12-Apr-24
3308/80 A'BECKETT STREET MELBOURNE VIC 3000	\$415,000	28-Jun-23
3510/228 LA TROBE STREET MELBOURNE VIC 3000	\$393,500	07-May-24

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: 21 August 2024



**1609/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$411,000**

Sold Date

**12-Apr-24**

Distance

**0.07km**



**3308/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

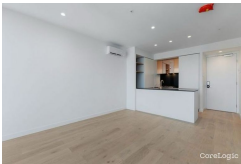
**\$415,000**

Sold Date

**28-Jun-23**

Distance

**0.05km**



**3510/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$393,500**

Sold Date

**07-May-24**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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