

## 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

5109/81 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

4207/135 A'BECKETT STREET MELBOURNE VIC 3000	\$435,800	07-Feb-23
1804/25 WILLS STREET MELBOURNE VIC 3000	\$395,000	03-Apr-23
3312/220 SPENCER STREET MELBOURNE VIC 3000	\$425,000	18-Feb-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: 19 April 2023

Rita Lin

M 0410603667

E rita@melcorp.com.au



**4207/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 1

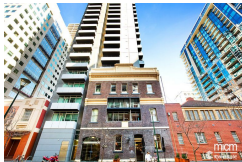
Sold Price

**\$435,800**

Sold Date **07-Feb-23**

Distance

**0.16km**



**1804/25 WILLS STREET  
MELBOURNE VIC 3000**

1 1 1

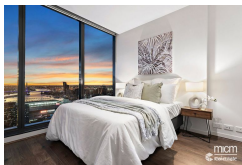
Sold Price

<sup>RS</sup> **\$395,000**

Sold Date **03-Apr-23**

Distance

**0.43km**



**3312/220 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$425,000**

Sold Date **18-Feb-23**

Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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