

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

1113/228 A'BECKETT STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 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

1310/135 A'BECKETT STREET MELBOURNE VIC 3000	\$482,500	17-Nov-21
2904/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$498,000	18-Dec-21
2410/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$530,000	17-Nov-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: 22 March 2022



**1310/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$482,500

Sold Date

17-Nov-21

Distance

0.28km



**2904/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$498,000

Sold Date

18-Dec-21

Distance

0.43km



**2410/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$530,000

Sold Date

17-Nov-21

Distance

0.43km



**2409/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

^{RS} **\$522,500** ^{UN}

Sold Date

20-Feb-22

Distance

0.43km



**2609/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

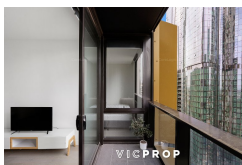
\$490,000

Sold Date

02-Dec-21

Distance

0.44km



**2506/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

^{RS} **\$438,000**

Sold Date

08-Feb-22

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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