

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

4910/80 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 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

2409/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$522,500	20-Feb-22
5913/228 LA TROBE STREET MELBOURNE VIC 3000	\$519,000	04-Dec-21
5605/135 A'BECKETT STREET MELBOURNE VIC 3000	\$545,000	26-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: 05 May 2022

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2409/442-450 ELIZABETH STREET Sold Price **\$522,500** Sold Date **20-Feb-22**
MELBOURNE VIC 3000

2 1 -

Distance **0.07km**



5913/228 LA TROBE STREET Sold Price **\$519,000** Sold Date **04-Dec-21**
MELBOURNE VIC 3000

2 1 -

Distance **0.13km**



5605/135 A'BECKETT STREET Sold Price **\$545,000** Sold Date **26-Mar-22**
MELBOURNE VIC 3000

2 1 -

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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