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		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$420,000	Prope	erty type	e Unit		Suburb	Melbourne
Period-from	01 May 2021	to	30 Apr 2	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 **MELBOURNE VIC 3000**

\$522,500 Sold Date 20-Feb-22

Distance

0.07km



5913/228 LA TROBE STREET **MELBOURNE VIC 3000**

₾ 1

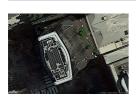
₾ 1

Sold Price

\$519,000 Sold Date 04-Dec-21

Distance

0.13km



5605/135 A'BECKETT STREET **MELBOURNE VIC 3000**

= 2

Sold Price

\$545,000 Sold Date 26-Mar-22

Distance

RS = Recent sale

UN = Undisclosed Sale

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