

## 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

2908/81 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

3802/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000	28-Mar-23
4202/81 A'BECKETT STREET MELBOURNE VIC 3000	\$610,000	23-May-22
1705/28 WILLS STREET MELBOURNE VIC 3000	\$598,888	06-Mar-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: 10 July 2023



**3802/442-450 ELIZABETH STREET** Sold Price **\$580,000** Sold Date **28-Mar-23**  
**MELBOURNE VIC 3000**

2 1 1

Distance **0.13km**



**4202/81 A'BECKETT STREET** Sold Price **\$610,000** Sold Date **23-May-22**  
**MELBOURNE VIC 3000**

2 2 1

Distance **0km**



**1705/28 WILLS STREET** Sold Price **\$598,888** Sold Date **06-Mar-23**  
**MELBOURNE VIC 3000**

2 1 1

Distance **0.38km**

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

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