

## 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

1810/31 A'Beckett Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 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

3603/483 Swanston Street Melbourne VIC 3000	\$490,000	11-May-21
602/462 Elizabeth Street Melbourne VIC 3000	\$490,000	17-Sep-21
2804/483 Swanston Street Melbourne VIC 3000	\$472,000	26-Feb-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: 10 February 2022



**3603/483 Swanston Street  
Melbourne VIC 3000**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**11-May-21**

Distance

**0.2km**



**602/462 Elizabeth Street  
Melbourne VIC 3000**

 2  1  1

Sold Price

Sold Date

**17-Sep-21**

Distance

**0.22km**



**2804/483 Swanston Street  
Melbourne VIC 3000**

 2  1  1

Sold Price

**\$472,000**

Sold Date

**26-Feb-21**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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