

## 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

1303/120 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

\$370,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 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

1107/135 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	26-Sep-22
4210/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$390,000	01-Dec-22
900/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$380,000	07-Nov-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: 28 January 2023

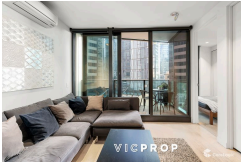


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**1107/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$370,000** Sold Date **26-Sep-22**

Distance **0.1km**

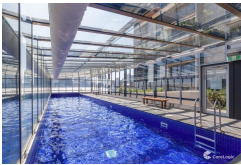


**4210/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$390,000** Sold Date **01-Dec-22**

Distance **0.72km**



**900/63 WHITEMAN STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$380,000** Sold Date **07-Nov-22**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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