

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

4408/135 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

or range
between

\$570,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

4501/60 A'BECKETT STREET MELBOURNE VIC 3000	\$570,000	08-May-24
1911/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$580,000	10-Mar-24
1008/618 LONSDALE STREET MELBOURNE VIC 3000	\$582,000	19-Jan-24

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: 14 May 2024

**4501/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$570,000** Sold Date **08-May-24**Distance **0.21km****1911/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price

\$580,000 Sold Date **10-Mar-24**Distance **0.67km****1008/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$582,000 Sold Date **19-Jan-24**Distance **0.69km****RS** = Recent sale**UN** = Undisclosed Sale

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