

## 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

1111/228 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

6102/135 ABECKETT STREET MELBOURNE VIC 3000	\$650,000	21-Mar-24
1503/618 LONSDALE STREET MELBOURNE VIC 3000	\$660,000	15-Dec-23
2503/618 LONSDALE STREET MELBOURNE VIC 3000	\$685,000	20-Feb-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: 30 April 2024



**6102/135 ABECKETT STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$650,000** Sold Date **21-Mar-24**

Distance **0.28km**

MELBOURNE 6102/135 Abeckett St

RAEON



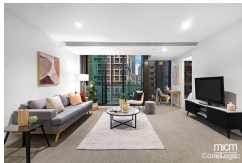
**1503/618 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$660,000** Sold Date **15-Dec-23**

Distance **0.5km**

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**2503/618 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$685,000** Sold Date **20-Feb-24**

Distance **0.5km**

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RS = Recent sale

UN = Undisclosed Sale

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