

## 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

1504/120 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

\$270,000

&

\$298,000

### 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

2812/288 SPENCER STREET MELBOURNE VIC 3000	\$325,000	27-Mar-24
471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	10-Nov-23
2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$288,000	08-Feb-24

OR

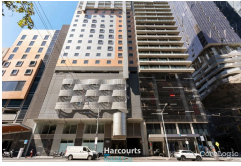
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 April 2024

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**2812/288 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$325,000** Sold Date **27-Mar-24**

Distance **0.83km**



**471 LITTLE BOURKE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$310,000** Sold Date **10-Nov-23**

Distance **0.61km**



**2305/557-561 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$288,000** Sold Date **08-Feb-24**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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