

## 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

3511/80 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

701/31 A'BECKETT STREET MELBOURNE VIC 3000	\$525,000	25-Jan-24
1707/285 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	14-Dec-23
3013/618 LONSDALE STREET MELBOURNE VIC 3000	\$540,000	04-Oct-23

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: 18 March 2024

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**701/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$525,000** Sold Date **25-Jan-24**

Distance **0.13km**



**1707/285 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$540,000** Sold Date **14-Dec-23**

Distance **0.21km**



**3013/618 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

Sold Date **04-Oct-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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