

## 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

4201/80 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

\$480,000

&

\$500,000

### 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

3511/80 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	04-Apr-24
4707/81 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	18-Mar-24
1709/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$526,000	13-Dec-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 April 2024



**3511/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date **04-Apr-24**

Distance

**0km**



**4707/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date **18-Mar-24**

Distance

**0.05km**



**1709/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$526,000**

Sold Date **13-Dec-23**

Distance

**0.08km**



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

2 1 1

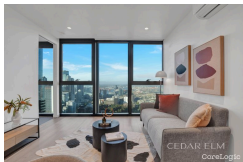
Sold Price

**\$525,000**

Sold Date **25-Jan-24**

Distance

**0.13km**



**5107/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$520,000**

Sold Date **11-Feb-24**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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