

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$599,000

### 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

2903/60 A'BECKETT STREET MELBOURNE VIC 3000	\$590,000	22-Mar-24
4005/120 A'BECKETT STREET MELBOURNE VIC 3000	\$588,000	02-Nov-23
2110/462 ELIZABETH STREET MELBOURNE VIC 3000	\$588,888	26-Nov-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: 15 April 2024



**2903/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**22-Mar-24**

Distance

**0.21km**



**4005/120 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$588,000**

Sold Date

**02-Nov-23**

Distance

**0.1km**



**2110/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$588,888**

Sold Date

**26-Nov-23**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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