

## 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

5302/81 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

\$598,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

5608/135 A'Beckett Street Melbourne VIC 3000	\$598,000	29-Oct-21
2002/155 Franklin Street Melbourne VIC 3000	\$630,000	15-Jul-21
4401/462 Elizabeth Street Melbourne VIC 3000	\$585,000	17-Aug-21

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.~~

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**5608/135 A'Beckett Street  
Melbourne VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$598,000** <sup>UN</sup> Sold Date **29-Oct-21**

Distance **0.15km**



**2002/155 Franklin Street Melbourne  
VIC 3000**

2 2 1

Sold Price **\$630,000** Sold Date **15-Jul-21**

Distance **0.16km**



**4401/462 Elizabeth Street  
Melbourne VIC 3000**

2 2 1

Sold Price **\$585,000** Sold Date **17-Aug-21**

Distance **0.18km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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