

## 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

2912/157 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

1912/560 LONSDALE STREET MELBOURNE VIC 3000	\$700,000	16-Aug-24
4610/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$726,500	08-Aug-24
706/501-503 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$730,000	09-Jun-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: 20 September 2024

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**1912/560 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**16-Aug-24**

Distance

**0.51km**



**4610/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

 2  2  -

Sold Price

**\$726,500**

Sold Date

**08-Aug-24**

Distance

**0.75km**



**706/501-503 LITTLE COLLINS  
STREET MELBOURNE VIC 3000**

 2  2  -

Sold Price

**\$730,000**

Sold Date

**09-Jun-24**

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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