

Comparable Sales

Final Preview

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

2509/135 A'BECKETT STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb

Period-from to Source

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
1701/135 A'BECKETT STREET MELBOURNE VIC 3000	\$383,000	29-Oct-23
4507/135 A'BECKETT STREET MELBOURNE VIC 3000	\$400,500	17-Aug-23
1101/135 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	22-Aug-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.~~

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	1701/135 A'BECKETT STREET MELBOURNE VIC 3000 1  1  - 	Sold Price \$383,000	Sold Date 29-Oct-23	Distance 0km
	4507/135 A'BECKETT STREET MELBOURNE VIC 3000 1  1  - 	Sold Price \$400,500	Sold Date 17-Aug-23	Distance 0km
	1101/135 A'BECKETT STREET MELBOURNE VIC 3000 1  1  - 	Sold Price \$385,000	Sold Date 22-Aug-23	Distance 0km

RS = Recent sale UN = Undisclosed Sale

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