

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

2903/135 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

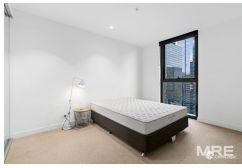
Date of sale

3213/135 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	05-May-23
1512/135 A'BECKETT STREET MELBOURNE VIC 3000	\$388,000	26-Jul-23
2311/135 A'BECKETT STREET MELBOURNE VIC 3000	\$382,000	28-May-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: 22 August 2023



**3213/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$400,000** Sold Date **05-May-23**

Distance **0km**



**1512/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price ^{RS} **\$388,000** Sold Date **26-Jul-23**

Distance **0km**



**2311/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$382,000** Sold Date **28-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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