

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 3403/120 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$770,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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
1	210/61 Mackenzie St MELBOURNE 3000	\$770,000	18/09/2023
2	806/265 Exhibition St MELBOURNE 3000	\$752,000	31/10/2023
3	5010/157 Abeckett St MELBOURNE 3000	\$750,000	15/12/2023

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 six months.~~

This Statement of Information was prepared on: 21/02/2024 13:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$730,000 - \$770,000
Median Unit Price
Year ending December 2023: \$478,564

Comparable Properties



210/61 Mackenzie St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$770,000
Method: Sale
Date: 18/09/2023
Property Type: Flat/Unit/Apartment (Res)

806/265 Exhibition St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$752,000
Method: Private Sale
Date: 31/10/2023
Property Type: Unit



5010/157 Abeckett St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$750,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment