

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

2212/135 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-----------|-----------|
| 924/199 WILLIAM STREET MELBOURNE VIC 3000 | \$382,000 | 29-Feb-24 |
| 2514/33 MACKENZIE STREET MELBOURNE VIC 3000 | \$350,000 | 20-Nov-23 |
| 903/100 EXHIBITION STREET MELBOURNE VIC 3000 | \$375,000 | 17-Oct-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: 15 March 2024



**924/199 WILLIAM STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS}

\$382,000

Sold Date

29-Feb-24

Distance

0.55km



**2514/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$350,000

Sold Date

20-Nov-23

Distance

0.67km



**903/100 EXHIBITION STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$375,000

Sold Date

17-Oct-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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