

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

1207/135 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

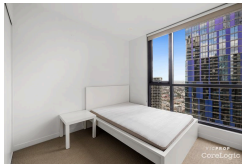
4312/80 A'BECKETT STREET MELBOURNE VIC 3000	420000	25-Mar-24
2015/135 A'BECKETT STREET MELBOURNE VIC 3000	420000	01-May-24
2207/135 A'BECKETT STREET MELBOURNE VIC 3000	425000	08-May-24

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: 22 October 2024

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**4312/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **420000** Sold Date **25-Mar-24**

Distance **0.17km**



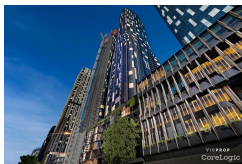
**2015/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date **01-May-24**

Distance -



**2207/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

425000 Sold Date **08-May-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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