

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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

2506/135 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	25-Mar-23
2311/135 A'BECKETT STREET MELBOURNE VIC 3000	\$382,000	28-May-23
2805/135 A'BECKETT STREET MELBOURNE VIC 3000	\$368,000	18-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: 09 November 2023


**2506/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$370,000** Sold Date **25-Mar-23**

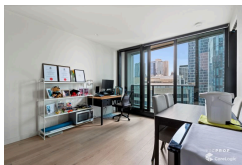
Distance **0km**


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

 1
  1
  -

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

Distance **0km**


**2805/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price ^{RS} **\$368,000** Sold Date **18-Oct-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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