

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

1506/135 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

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

2612/135 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	03-Feb-23
2705/135 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	19-Jan-23
5309/81 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	06-Apr-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: 24 April 2023



**2612/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$350,000

Sold Date **03-Feb-23**

Distance

0km



**2705/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

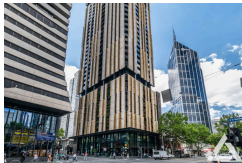
Sold Price

\$370,000

Sold Date **19-Jan-23**

Distance

0km



**5309/81 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$370,000**

Sold Date **06-Apr-23**

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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