

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

1403/120 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

3306/120 A'Beckett Street Melbourne VIC 3000	\$380,000	20-Aug-20
3707/120 A'Beckett Street Melbourne VIC 3000	\$397,000	10-Feb-21

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: 17 May 2021

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	<p>3306/120 A'Beckett Street Melbourne VIC 3000</p>	<p>Sold Price \$380,000 Sold Date 20-Aug-20</p>
<p> 1 1 - </p>	<p>Distance -</p>	
	<p>3707/120 A'Beckett Street Melbourne VIC 3000</p>	<p>Sold Price \$397,000 Sold Date 10-Feb-21</p>
<p> 1 1 1 </p>	<p>Distance -</p>	

RS = Recent sale UN = Undisclosed Sale

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