

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

2207/135 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

\$435,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

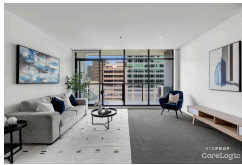
Date of sale

1305/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$448,888	23-Nov-23
819/199 WILLIAM STREET MELBOURNE VIC 3000	\$440,000	06-Mar-24
1805/301 KING STREET MELBOURNE VIC 3000	\$435,000	09-Mar-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: 03 April 2024

**1305/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

\$448,888Sold Date **23-Nov-23**Distance **0.29km****819/199 WILLIAM STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

\$440,000Sold Date **06-Mar-24**Distance **0.59km****1805/301 KING STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$435,000**Sold Date **09-Mar-24**Distance **0.64km****RS** = Recent sale**UN** = Undisclosed Sale

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