

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

6008/135 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

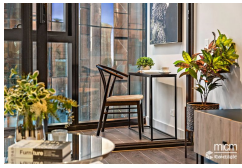
3908/135 A'BECKETT STREET MELBOURNE VIC 3000	\$604,000	27-Jan-23
302/68 LA TROBE STREET MELBOURNE VIC 3000	\$632,000	18-Apr-23
4312/639 LONSDALE STREET MELBOURNE VIC 3000	\$690,000	10-Apr-23

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: 23 June 2023

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**3908/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$604,000** Sold Date **27-Jan-23**

Distance **0km**



**302/68 LA TROBE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$632,000** Sold Date **18-Apr-23**

Distance **0.63km**



**4312/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$690,000** Sold Date **10-Apr-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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