

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

504/120 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

1602/120 A'BECKETT STREET MELBOURNE VIC 3000	\$526,000	30-Jun-23
1802/120 A'BECKETT STREET MELBOURNE VIC 3000	\$522,000	03-Nov-23
2510/80 A'BECKETT STREET MELBOURNE VIC 3000	\$517,500	14-Jul-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: 02 December 2023

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**1602/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$526,000** Sold Date **30-Jun-23**

Distance **0km**



**1802/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$522,000** ^{UN} Sold Date **03-Nov-23**

Distance **0.03km**



**2510/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$517,500** Sold Date **14-Jul-23**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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