

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 3312/120 A'Beckett Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$410,000

Median sale price

Median price \$496,400 Property Type Apartment Suburb Melbourne (3000)

Period - From 23/05/2021 to 23/05/2022 Source REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3812/120 ABECKETT STREET, MELBOURNE VIC 3000	\$410,000	19/01/2022
802/120 ABECKETT STREET, MELBOURNE VIC 3000	\$410,000	22/10/2022
2907/120 ABECKETT STREET, MELBOURNE VIC 3000	\$433,000	08/04/2022

This Statement of Information was prepared on: 20/06/2022