

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

2805/135 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

\$370,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

2311/135 A'BECKETT STREET MELBOURNE VIC 3000	\$382,000	28-May-23
2506/135 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	25-Mar-23
1713/120 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	05-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: 07 August 2023

**2311/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$382,000Sold Date **28-May-23**

Distance

0km**2506/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$370,000Sold Date **25-Mar-23**

Distance

0km**1713/120 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$385,000Sold Date **05-Apr-23**

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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