

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

1507/120 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 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

206/120 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	02-Dec-21
1401/120 A'BECKETT STREET MELBOURNE VIC 3000	\$370,000	23-Mar-23
505/155 FRANKLIN STREET MELBOURNE VIC 3000	\$352,000	22-Mar-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: 18 May 2023

Alana Kuo
 P 0428504858
 M 0428504858
 E alana@corerealty.com.au



**206/120 A'BECKETT STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$350,000** Sold Date **02-Dec-21**

Distance **0km**



**1401/120 A'BECKETT STREET
 MELBOURNE VIC 3000**

1 1 1

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

Distance **0km**



**505/155 FRANKLIN STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$352,000** Sold Date **22-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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