

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

5909/135 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

3605/23 MACKENZIE STREET MELBOURNE VIC 3000	\$850,000	08-Feb-24
1401/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$835,000	12-Mar-24

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: 29 April 2024

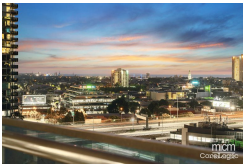


3605/23 MACKENZIE STREET
MELBOURNE VIC 3000

 3  2  1

Sold Price **\$850,000** Sold Date **08-Feb-24**

Distance **0.68km**



1401/1-13 BALSTON STREET
SOUTHBANK VIC 3006

 3  2  1

Sold Price ^{RS}**\$835,000** Sold Date **12-Mar-24**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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