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

3909/135 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	ו \$470,000		&		\$490,000			
Median sale p	rice							
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2023	to	30/06/2023		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3505/135 Abeckett St MELBOURNE 3000	\$485,000	24/04/2023
2	2316/135 Abeckett St MELBOURNE 3000	\$465,000	05/04/2023
3			

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 six months.

This Statement of Information was prepared on:

08/08/2023 10:22





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Property Type: Apartment Agent Comments Indicative Selling Price \$470,000 - \$490,000 Median Unit Price June quarter 2023: \$485,000

Comparable Properties



3505/135 Abeckett St MELBOURNE 3000 (REI/VG)



Price: \$485,000 Method: Private Sale Date: 24/04/2023 Property Type: Apartment Agent Comments

Agent Comments



2316/135 Abeckett St MELBOURNE 3000 (REI/VG)



Price: \$465,000 Method: Private Sale Date: 05/04/2023 Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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propertydata

two kilometres of the property for sale in the last six months.



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