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

2613/118 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-----------|
| Range betweer | \$415,000 | | & | | \$429,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$495,000 | Pro | operty Type | Unit | | | Suburb | Melbourne |
| Period - From | 01/04/2022 | to | 31/03/2023 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 4207/135 Abeckett St MELBOURNE 3000 | \$435,800 | 07/02/2023 |
| 2 | 4009/60 Abeckett St MELBOURNE 3000 | \$420,800 | 23/01/2023 |
| 3 | 3213/135 Abeckett St MELBOURNE 3000 | \$400,000 | 05/05/2023 |

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:

26/06/2023 10:09









Property Type: Apartment Agent Comments

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> Indicative Selling Price \$415,000 - \$429,000 Median Unit Price Year ending March 2023: \$495,000

Comparable Properties



4207/135 Abeckett St MELBOURNE 3000 (REI/VG)



Price: \$435,800 Method: Private Sale Date: 07/02/2023 Property Type: Unit

4009/60 Abeckett St MELBOURNE 3000 (VG) Agent Comments

Agent Comments



Date: 23/01/2023

Price: \$420,800 **Method:** Sale

Property Type: Flat/Unit/Apartment (Res)

3213/135 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$400,000 Method: Private Sale Date: 05/05/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



Propertydata

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