

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 consumer.vic.gov.au/underquoting

Range between \$415,000

&

\$429,000

Median sale price

Median price \$495,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2022

to

31/03/2023

Source 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.

	Address 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

Comparable Properties



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

Agent Comments



Price: \$435,800

Method: Private Sale

Date: 07/02/2023

Property Type: Unit

4009/60 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

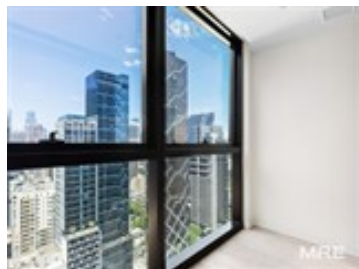


Price: \$420,800

Method: Sale

Date: 23/01/2023

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