

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

210/120 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

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

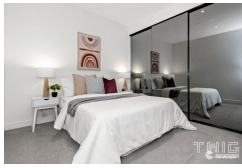
Date of sale

202/120 A'BECKETT STREET MELBOURNE VIC 3000	\$335,000	20-Sep-22
407/155 FRANKLIN STREET MELBOURNE VIC 3000	\$310,000	13-Aug-22

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: 28 January 2023



**202/120 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$335,000** Sold Date **20-Sep-22**

Distance **0km**



**407/155 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$310,000** Sold Date **13-Aug-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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