

## 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

2104/120 A'Beckett Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

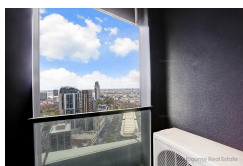
Date of sale

2713/120 A'Beckett Street Melbourne VIC 3000	\$336,000	24-Apr-21
3306/120 A'Beckett Street Melbourne VIC 3000	\$380,000	20-Aug-20
3707/120 A'Beckett Street Melbourne VIC 3000	\$397,000	10-Feb-21

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: 12 October 2021



**2713/120 A'Beckett Street  
 Melbourne VIC 3000**

Sold Price **\$336,000** Sold Date **24-Apr-21**

1 1 -

Distance -



**3306/120 A'Beckett Street  
 Melbourne VIC 3000**

Sold Price **\$380,000** Sold Date **20-Aug-20**

1 1 -

Distance -



**3707/120 A'Beckett Street  
 Melbourne VIC 3000**

Sold Price **\$397,000** Sold Date **10-Feb-21**

1 1 -

Distance -

RS = Recent sale      UN = Undisclosed Sale

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