

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

2015/135 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

3812/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	03-Nov-23
304/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$426,500	03-Feb-24
1003/410-420 ELIZABETH STREET MELBOURNE VIC 3000	\$418,000	13-Mar-24

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: 17 April 2024



**3812/80 A/BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$410,000

Sold Date **03-Nov-23**

Distance

0.16km



**304/296-300 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$426,500

Sold Date **03-Feb-24**

Distance

0.18km



**1003/410-420 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$418,000

Sold Date **13-Mar-24**

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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