## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

2013/135 A'beckett Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000	&	\$460,000
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#### Median sale price

Median price	\$540,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	15/04/2024	to	14/04/2025	So	ource	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	3011/22-24 Jane Bell La MELBOURNE 3000	\$437,500	28/02/2025
2	1813/22-24 Jane Bell La MELBOURNE 3000	\$470,000	29/11/2024
3	1102/105 Batman St WEST MELBOURNE 3003	\$440,000	21/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/04/2025 13:27









Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$430,000 - \$460,000 **Median Unit Price** 15/04/2024 - 14/04/2025: \$540,000

## Comparable Properties



3011/22-24 Jane Bell La MELBOURNE 3000 (REI)

Price: \$437,500 Method: Private Sale Date: 28/02/2025

Property Type: Apartment

**Agent Comments** 



1813/22-24 Jane Bell La MELBOURNE 3000 (REI)



**Agent Comments** 

Price: \$470,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment



1102/105 Batman St WEST MELBOURNE 3003 (REI/VG) Agent Comments

Price: \$440,000 Method: Private Sale Date: 21/11/2024

Property Type: Apartment

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





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