## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered	for sale						
Addro Including suburb a postco	and	beckett Street, Me	lbourne Vic 30	00			
Indicative selling	price						
For the meaning of t	this price see cons	sumer.vic.gov.au/ı	underquoting				
Range between \$	8440,000 & \$460,000						
Median sale price							
Median price \$44	47,000 Pro	operty Type Unit		Subur	Melbourne		
Period - From 01/	/01/2025 to	31/03/2025	Source	REIV			
Comparable property sales (*Delete A or B below as applicable)							
	at the estate agent	es sold within two l or agent's repres			•		
Address of comparable property					Price	Date of sale	
1 2516/135 ABeckett St MELBOURNE 3000				,	\$460,000	11/04/2025	

OR

2

3

**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.

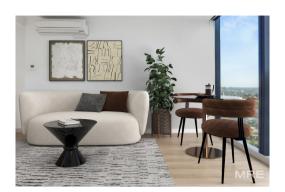
This Statement of Information was prepared on:	16/05/2025 15:02





Jake Hu 0488 028 978 jake@melbournerealestate.com.au

> Indicative Selling Price \$440,000 - \$460,000 Median Unit Price March quarter 2025: \$447,000



Property Type: Apartment
Agent Comments

## Comparable Properties



2516/135 ABeckett St MELBOURNE 3000 (REI)

2 🖢 1 🛱 -

Price: \$460,000 Method: Private Sale Date: 11/04/2025

Property Type: Apartment

**Agent Comments** 

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.

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



