

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 3610/135 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 08/08/2023 to 07/08/2024 Source REIV

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	Price	Date of sale
1	5510/135 Abeckett St MELBOURNE 3000	\$541,500	21/05/2024
2	1710/135 Abeckett St MELBOURNE 3000	\$485,000	08/04/2024
3	2816/135 Abeckett St MELBOURNE 3000	\$500,000	19/03/2024

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 six months.~~

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$470,000 - \$490,000
Median Unit Price
08/08/2023 - 07/08/2024: \$560,000

Comparable Properties



5510/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$541,500
Method: Private Sale
Date: 21/05/2024
Property Type: Apartment

1710/135 Abeckett St MELBOURNE 3000 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 08/04/2024
Property Type: Flat/Unit/Apartment (Res)

2816/135 Abeckett St MELBOURNE 3000 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 19/03/2024
Property Type: Flat/Unit/Apartment (Res)