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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$470,000		&		\$490,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	08/08/2023	to	07/08/2024		So	urce	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.

Ad	dress 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.

This Statement of Information was prepared on:

08/08/2024 16:36





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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)



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

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)

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



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