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	2713/135 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	$320,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Aug 2020	to	31 Jul 2021	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
1701/333-351 Exhibition Street Melbourne VIC 3000	$340,000	09-Jun-21
1213/673-683 La Trobe Street Docklands VIC 3008	$325,000	12-Aug-21
1501/8 Downie Street Melbourne VIC 3000	$330,000	02-Aug-21

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: 19 August 2021

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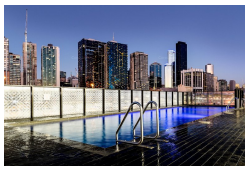


1701/333-351 Exhibition Street Melbourne VIC 3000

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Sold Price **$340,000** Sold Date **09-Jun-21**

Distance **0.76km**

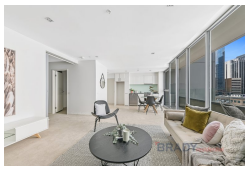


1213/673-683 La Trobe Street Docklands VIC 3008

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Sold Price RS **$325,000** Sold Date **12-Aug-21**

Distance **1.2km**



1501/8 Downie Street Melbourne VIC 3000

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Sold Price RS **$330,000** UN Sold Date **02-Aug-21**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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