

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 3403/120 A'Beckett Street, Melbourne, 3000

Indicative selling price

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

Single price \$628,000.00 or range between &

Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb MELBOURNE
 Period - Dec 2023 to Dec 2024 Source Property Data

Comparable property sales

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
2209/120 Abeckett St MELBOURNE 3000	\$585,000.00	3/09/2024
4801/38 Rose La MELBOURNE 3000	\$600,000.00	27/08/2024
3106/639 Lonsdale St MELBOURNE 3000	\$608,980.00	19/07/2024

This Statement of Information was prepared on: Tuesday 17th December 2024