

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 210/120 A'beckett Street, Melbourne, 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$345,000.00 or range between &

**Median sale price**

Median price \$500,000.00 Property type Unit/Apartment Suburb MELBOURNE  
 Period - Apr 2024 to Jun 2024 Source REIV  
 From

**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
1211/23 Mackenzie St MELBOURNE 3000	\$343,000.00	11/09/2024
2503/11 Rose La MELBOURNE 3000	\$350,000.00	18/07/2024
520/250 Elizabeth St MELBOURNE 3000	\$341,000.00	30/06/2024

This Statement of Information was prepared on: Monday 23rd September 2024