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	1802/120 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	$535,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$409,999	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2022	to	30 Sep 2023	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
1602/120 A'BECKETT STREET MELBOURNE VIC 3000	$526,000	30-Jun-23
709/155 FRANKLIN STREET MELBOURNE VIC 3000	$540,000	10-May-23
4409/120 A'BECKETT STREET MELBOURNE VIC 3000	$565,000	14-Jun-23

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: 24 October 2023

Lisa Suryawan
P 1300884168
M 0450540168
E lisa.s@xynergy.com.au



1602/120 A'BECKETT STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$526,000** Sold Date **30-Jun-23**

Distance **0km**



709/155 FRANKLIN STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$540,000** Sold Date **10-May-23**

Distance **0km**



4409/120 A'BECKETT STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$565,000** Sold Date **14-Jun-23**

Distance **0km**

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

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