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	512/99 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	$200,000	or range between		

Median sale price

(*Delete house or unit as applicable)

Median Price	$377,500	Property type	House	Suburb	Melbourne
Period-from	01 Mar 2024	to	28 Feb 2025	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
408/99 A'BECKETT STREET MELBOURNE VIC 3000	$275,000	30-Oct-24
409/99 A'BECKETT STREET MELBOURNE VIC 3000	$275,000	30-Oct-24

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: 31 March 2025

Harcourts Balwyn

Angie Gao
M 0451008168
E angie.gao@harcourts.com.au



408/99 A'BECKETT STREET MELBOURNE VIC 3000

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Sold Price **$275,000** Sold Date **30-Oct-24**

Distance **0km**



409/99 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price Sold Date **30-Oct-24**

Distance **0km**

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

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