

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

1701/151 BERKELEY 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

\$548,000

or range
between

&

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

4809/462 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000	30-Aug-23
4609/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$600,000	19-Jun-23
1303/87 FRANKLIN STREET MELBOURNE VIC 3000	\$620,000	27-Apr-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: 23 October 2023

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**4809/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$580,000** Sold Date **30-Aug-23**

Distance **0.67km**

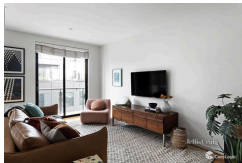


**4609/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **19-Jun-23**

Distance **0.72km**



**1303/87 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$620,000** Sold Date **27-Apr-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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