

## 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

2406/27 THERRY STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

3313/350 WILLIAM STREET MELBOURNE VIC 3000	\$780,000	12-Feb-24
115/283 SPRING STREET MELBOURNE VIC 3000	\$787,500	15-Mar-24
1902/318 RUSSELL STREET MELBOURNE VIC 3000	\$785,000	22-Dec-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: 26 March 2024

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**3313/350 WILLIAM STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$780,000** Sold Date **12-Feb-24**

Distance **0.62km**



**115/283 SPRING STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$787,500** Sold Date **15-Mar-24**

Distance **0.91km**



**1902/318 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$785,000** Sold Date **22-Dec-23**

Distance **0.57km**

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

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