

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

806/95 Berkeley Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$539,999

Property Type

Unit

Suburb

Melbourne

Period - From

07/11/2021

to

06/11/2022

Source

REIV

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 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
1	5913/639 Little Lonsdale St MELBOURNE 3000	\$921,250	09/05/2022
2	1504/318 Little Lonsdale St MELBOURNE 3000	\$914,000	10/10/2022
3	6009/135 Abeckett St MELBOURNE 3000	\$905,000	19/10/2022

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 six months.~~

This Statement of Information was prepared on:

07/11/2022 12:20



3 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

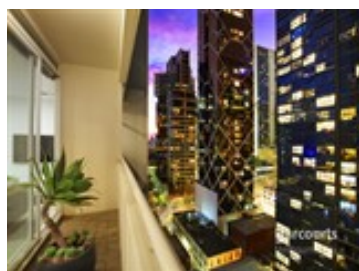
Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
07/11/2021 - 06/11/2022: \$539,999

Comparable Properties

5913/639 Little Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**

3 - -

Price: \$921,250
Method: Sale
Date: 09/05/2022
Property Type: Flat/Unit/Apartment (Res)



1504/318 Little Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

3 2 1

Price: \$914,000
Method: Private Sale
Date: 10/10/2022
Property Type: Apartment



6009/135 Abeckett St MELBOURNE 3000 (REI) **Agent Comments**

3 2 1

Price: \$905,000
Method: Private Sale
Date: 19/10/2022
Rooms: 4
Property Type: Apartment