

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

2408/27 THERRY 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|----------------------------------------------------|-------------|-----------|
| 1603/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$915,000 | 22-Apr-24 |
| 3009/560 LONSDALE STREET MELBOURNE VIC 3000 | \$1,020,000 | 15-Jun-24 |
| 8406/228 LA TROBE STREET MELBOURNE VIC 3000 | \$1,140,000 | 27-May-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: 22 August 2024

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1603/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

3 2 1

Sold Price ^{RS} **\$915,000** Sold Date **22-Apr-24**

Distance **0.51km**

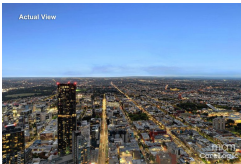


3009/560 LONSDALE STREET MELBOURNE VIC 3000

3 2 1

Sold Price ^{RS} **\$1,020,000** Sold Date **15-Jun-24**

Distance **0.88km**



8406/228 LA TROBE STREET MELBOURNE VIC 3000

3 2 1

Sold Price ^{RS} **\$1,140,000** Sold Date **27-May-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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