

## 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

813/25 THERY STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$425,000

&

\$445,000

### 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

3406A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$445,000	06-Jun-24
2403/483 SWANSTON STREET MELBOURNE VIC 3000	\$445,000	18-Mar-24
1704/483 SWANSTON STREET MELBOURNE VIC 3000	\$495,000	16-Apr-24

OR

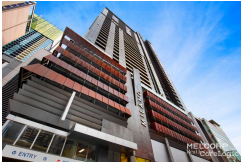
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 August 2024

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**3406A/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$445,000** Sold Date **06-Jun-24**

Distance **0.09km**



**2403/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date **18-Mar-24**

Distance **0.11km**



**1704/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$495,000** Sold Date **16-Apr-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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