

## 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

405/151 BERKELEY 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

3316/160 VICTORIA STREET CARLTON VIC 3053	\$580,000	31-Oct-24
1504/518 SWANSTON STREET CARLTON VIC 3053	\$583,000	19-Oct-24
5502/462 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000	20-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: 18 November 2024



**3316/160 VICTORIA STREET  
CARLTON VIC 3053**

 2  2  -

Sold Price

<sup>RS</sup>

**\$580,000**

Sold Date

**31-Oct-24**

Distance

**0.55km**



**1504/518 SWANSTON STREET  
CARLTON VIC 3053**

 2  2  -

Sold Price

<sup>RS</sup>

**\$583,000**

Sold Date

**19-Oct-24**

Distance

**0.56km**



**5502/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**\$580,000**

Sold Date

**20-May-24**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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