

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

208/151 BERKELEY 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

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

G6/5 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$445,000	06-Aug-14
1301/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$500,000	30-Sep-24
517/300 SWANSTON STREET MELBOURNE VIC 3000	\$525,000	07-Aug-24

OR

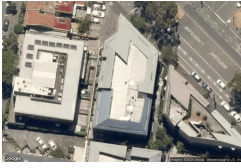
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 November 2024

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**G6/5 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$445,000** Sold Date **06-Aug-14**

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Distance **0.32km**



**1301/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

Sold Price **\$500,000** Sold Date **30-Sep-24**

1 1 1

Distance **1.13km**



**517/300 SWANSTON STREET
MELBOURNE VIC 3000**

Sold Price **\$525,000** Sold Date **07-Aug-24**

1 1 1

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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