

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

709/25 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

\$438,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

415/1-19 Bouverie Street Carlton VIC 3053	\$410,000	04-Aug-21
714/6 Leicester Street Carlton VIC 3053	\$610,000	04-Jun-21
2401/442-450 Elizabeth Street Melbourne VIC 3000	\$446,000	28-Jun-21

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: 17 November 2021

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415/1-19 Bouverie Street Carlton VIC 3053

2 1 -

Sold Price **\$410,000** Sold Date **04-Aug-21**

Distance **0.11km**



714/6 Leicester Street Carlton VIC 3053

2 1 -

Sold Price **\$610,000** Sold Date **04-Jun-21**

Distance **0.13km**



2401/442-450 Elizabeth Street Melbourne VIC 3000

2 1 -

Sold Price **\$446,000** Sold Date **28-Jun-21**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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