

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

1037/43 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

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 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

| | | |
|---|-----------|-----------|
| 906/528 Swanston Street Carlton VIC 3053 | \$220,000 | 06-May-21 |
| 912/528 Swanston Street Carlton VIC 3053 | \$210,000 | 03-Feb-21 |
| 806/39 Lonsdale Street Melbourne VIC 3000 | \$228,000 | 19-Jan-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: 23 June 2021



**906/528 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

\$220,000

Sold Date

06-May-21

Distance

0.43km



**912/528 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

\$210,000

Sold Date

03-Feb-21

Distance

0.43km



**806/39 Lonsdale Street Melbourne
VIC 3000**

2 1 1

Sold Price

\$228,000

Sold Date

19-Jan-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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