

## 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

808/25 TERRY 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

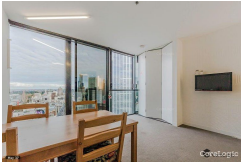
14/31 A'BECKETT STREET MELBOURNE VIC 3000	455000	02-Mar-24
1003/410-420 ELIZABETH STREET MELBOURNE VIC 3000	418000	13-Mar-24
1612/500 ELIZABETH STREET MELBOURNE VIC 3000	425000	27-Mar-24

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: 24 April 2024

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**14/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

Sold Price

<sup>RS</sup> **455000**

Sold Date **02-Mar-24**

 2  1  -

Distance **0.24km**



**1003/410-420 ELIZABETH STREET  
MELBOURNE VIC 3000**

Sold Price

**418000**

Sold Date **13-Mar-24**

 2  1  -

Distance **0.21km**



**1612/500 ELIZABETH STREET  
MELBOURNE VIC 3000**

Sold Price

<sup>RS</sup> **425000**

Sold Date **27-Mar-24**

 2  1  -

Distance **0.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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