

## 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

301/151 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

\$490,000

&

\$520,000

### 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

5107/462 ELIZABETH STREET MELBOURNE VIC 3000	520000	11-Feb-24
3702/135 A'BECKETT STREET MELBOURNE VIC 3000	510000	29-Feb-24
1701/151 BERKELEY STREET MELBOURNE VIC 3000	530000	07-Dec-23

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: 15 April 2024

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**5107/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **520000** Sold Date **11-Feb-24**

Distance **0.67km**



**3702/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **510000** Sold Date **29-Feb-24**

Distance **0.88km**



**1701/151 BERKELEY STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **530000** Sold Date **07-Dec-23**

Distance **0.01km**

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

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