

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

2806/27 TERRY 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

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

3707/27 TERRY STREET MELBOURNE VIC 3000	\$840,000	21-Sep-23
4501/27 TERRY STREET MELBOURNE VIC 3000	\$870,000	15-Sep-23
3811/560 LONSDALE STREET MELBOURNE VIC 3000	\$803,750	17-Oct-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: 21 February 2024

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3707/27 TERRY STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$840,000 Sold Date 21-Sep-23

Distance 0km

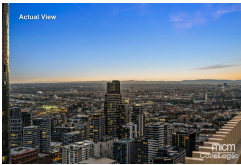


4501/27 TERRY STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$870,000 Sold Date 15-Sep-23

Distance 0km



3811/560 LONSDALE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$803,750 Sold Date 17-Oct-23

Distance 0.9km

RS = Recent sale UN = Undisclosed Sale

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