

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

706/151 BERKELEY 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

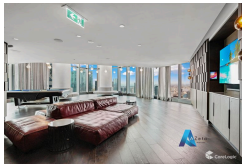
7308/228 LA TROBE STREET MELBOURNE VIC 3000	\$654,200	03-Aug-22
317/68 LA TROBE STREET MELBOURNE VIC 3000	\$468,000	14-Apr-22
1103/285 LA TROBE STREET MELBOURNE VIC 3000	\$422,000	03-Sep-22

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: 05 October 2022

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**7308/228 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS}

\$654,200

Sold Date **03-Aug-22**

Distance **0.91km**



**317/68 LA TROBE STREET
MELBOURNE VIC 3000**

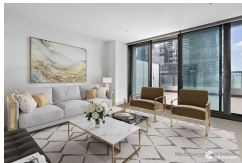
1 1 1

Sold Price

\$468,000

Sold Date **14-Apr-22**

Distance **0.98km**



**1103/285 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS}

\$422,000

Sold Date **03-Sep-22**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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