

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

1310/25 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

\$425,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1704/483 SWANSTON STREET MELBOURNE VIC 3000	\$495,000	16-Apr-24
415/112 A'BECKETT STREET MELBOURNE VIC 3000	\$440,000	27-Jan-24
1409/31 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	04-Apr-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: 12 June 2024

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**1704/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$495,000** Sold Date **16-Apr-24**

Distance **0.11km**



**415/112 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$440,000** Sold Date **27-Jan-24**

Distance **0.24km**



**1409/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$460,000** Sold Date **04-Apr-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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