

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

803/95 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

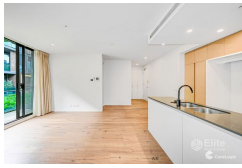
210/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$620,000	03-Jan-23
3908/135 A'BECKETT STREET MELBOURNE VIC 3000	\$604,000	27-Jan-23
1407/28 WILLS STREET MELBOURNE VIC 3000	\$623,750	01-Jun-23

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: 05 June 2023

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**210/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price **\$620,000** Sold Date **03-Jan-23**

Distance **0.62km**

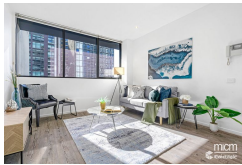


**3908/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$604,000** Sold Date **27-Jan-23**

Distance **0.74km**



**1407/28 WILLS STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price ^{RS} **\$623,750** Sold Date **01-Jun-23**

Distance **0.82km**

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

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