

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

1204/151 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

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

3903/285 LA TROBE STREET MELBOURNE VIC 3000	\$510,000	13-Sep-23
5801/135 A'BECKETT STREET MELBOURNE VIC 3000	\$462,000	22-Oct-23
703/340 RUSSELL STREET MELBOURNE VIC 3000	\$485,000	03-Aug-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: 16 November 2023

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**3903/285 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$510,000** Sold Date **13-Sep-23**

Distance **0.98km**



**5801/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$462,000** Sold Date **22-Oct-23**

Distance **0.86km**



**703/340 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$485,000** Sold Date **03-Aug-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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