

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

2012/25 Therry Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$370,000

Median sale price

Median price

\$516,000

Property Type

Unit

Suburb

Melbourne

Period - From

24/03/2021

to

23/03/2022

Source

REIV

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 six 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
1	1210/25 Therry St, Melbourne, Vic 3000, Australia	\$370,000	27/01/2022
2	805/455 Elizabeth St MELBOURNE 3000	\$395,000	01/02/2022
3	1009A/8 Franklin St MELBOURNE 3000	\$387,000	09/03/2022

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 six months.~~

This Statement of Information was prepared on:

24/03/2022 13:16

2012/25 Therry Street, Melbourne Vic 3000

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000

Median Unit Price
24/03/2021 - 23/03/2022: \$516,000

Comparable Properties

1210/25 Therry St, Melbourne, Vic 3000,
Australia (REI)

Agent Comments

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Price: \$370,000
Method:
Date: 27/01/2022
Property Type: Apartment

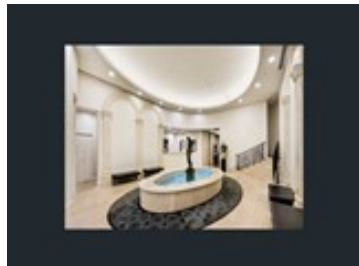


805/455 Elizabeth St MELBOURNE 3000
(REI/VG)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 01/02/2022
Property Type: Apartment



1009A/8 Franklin St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$387,000
Method: Private Sale
Date: 09/03/2022
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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