

## 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

3607/27 THERRY STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

1608/60 A'BECKETT STREET MELBOURNE VIC 3000	\$715,000	22-Feb-24
2010/318 RUSSELL STREET MELBOURNE VIC 3000	\$740,000	07-May-24
4709/318 RUSSELL STREET MELBOURNE VIC 3000	\$742,500	23-Apr-24

OR

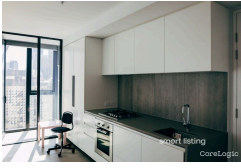
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 August 2024

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**1608/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$715,000**

Sold Date **22-Feb-24**

Distance

**0.2km**



**2010/318 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$740,000**

Sold Date **07-May-24**

Distance

**0.57km**



**4709/318 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$742,500**

Sold Date **23-Apr-24**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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