

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

2403/27 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

\$730,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

1303/265-273 Exhibition Street Melbourne VIC 3000	\$780,000	11-Aug-21
2010/27 Little Collins Street Melbourne VIC 3000	\$800,000	15-Nov-21
1504/1-13 William Street Melbourne VIC 3000	\$749,889	15-Nov-21

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: 25 November 2021

Team 477

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**1303/265-273 Exhibition Street
Melbourne VIC 3000**

2 2 1

Sold Price

\$780,000

Sold Date

11-Aug-21

Distance

0.75km



**2010/27 Little Collins Street
Melbourne VIC 3000**

2 2 1

Sold Price

^{RS}**\$800,000**^{UN}

Sold Date

15-Nov-21

Distance

1.21km



**1504/1-13 William Street Melbourne
VIC 3000**

2 2 1

Sold Price

^{RS}**\$749,889**

Sold Date

15-Nov-21

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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