

# 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

1034/43 Therry Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$188,000

### Median sale price

Median price

\$526,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2023

to

31/12/2023

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	1239/43 Therry St MELBOURNE 3000	\$192,000	08/12/2023
2	1036/43 Therry St MELBOURNE 3000	\$190,000	18/11/2023
3	1219/43 Therry St MELBOURNE 3000	\$189,000	23/11/2023

**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:

20/03/2024 16:32



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**Property Type:** Studio Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$188,000

**Median Unit Price**  
 December quarter 2023: \$526,000

## Comparable Properties

1239/43 Therry St MELBOURNE 3000 (VG)

Agent Comments

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**Price:** \$192,000

**Method:** Sale

**Date:** 08/12/2023

**Property Type:** Strata Unit/Flat



1036/43 Therry St MELBOURNE 3000 (REI/VG)

Agent Comments

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**Price:** \$190,000

**Method:** Private Sale

**Date:** 18/11/2023

**Property Type:** Apartment



1219/43 Therry St MELBOURNE 3000 (REI/VG)

Agent Comments

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**Price:** \$189,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Studio Apartment