

# 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

1010/25 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

\$399,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

26/09/2022

to

25/09/2023

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	1507/25 Therry St MELBOURNE 3000	\$420,000	13/06/2023
2	1413/25 Therry St MELBOURNE 3000	\$410,000	04/05/2023
3	1413/25 Therry St MELBOURNE 3000	\$410,000	14/07/2023

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:

26/09/2023 10:52



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$399,000

**Median Unit Price**

26/09/2022 - 25/09/2023: \$510,000

## Comparable Properties



**1507/25 Therry St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** Apartment



**1413/25 Therry St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$410,000

**Method:** Sale

**Date:** 04/05/2023

**Property Type:** Strata Unit/Flat



**1413/25 Therry St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 14/07/2023

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951