

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

604/151 Berkeley 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 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

605/95 Berkeley Street Melbourne VIC 3000	\$450,000	21-Jan-21
102/130-140 Errol Street North Melbourne VIC 3051	\$445,000	29-May-21
207/25 Byron Street North Melbourne VIC 3051	\$440,000	27-Apr-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: 13 July 2021

Team 477

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605/95 Berkeley Street Melbourne VIC 3000

1 1 1

Sold Price

\$450,000

Sold Date

21-Jan-21

Distance

0.14km



102/130-140 Errol Street North Melbourne VIC 3051

1 1 1

Sold Price

\$445,000

Sold Date

29-May-21

Distance

0.7km



207/25 Byron Street North Melbourne VIC 3051

1 1 1

Sold Price

\$440,000

Sold Date

27-Apr-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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