

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

901/43 Therry Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$235,000

Median sale price

Median price

\$473,800

Property Type

Unit

Suburb

Melbourne

Period - From

27/10/2019

to

26/10/2020

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	702/243-263 Franklin St MELBOURNE 3000	\$243,000	14/05/2020
2	803/528 Swanston St CARLTON 3053	\$223,000	20/05/2020
3	706/118 Franklin St MELBOURNE 3000	\$220,000	27/05/2020

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:

27/10/2020 16:08



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Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$235,000

Median Unit Price
27/10/2019 - 26/10/2020: \$473,800

Comparable Properties



702/243-263 Franklin St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$243,000
Method: Private Sale
Date: 14/05/2020
Property Type: Apartment
Land Size: 29 sqm approx



803/528 Swanston St CARLTON 3053 (REI)

Agent Comments

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Price: \$223,000
Method: Private Sale
Date: 20/05/2020
Rooms: 2
Property Type: Unit



706/118 Franklin St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$220,000
Method: Private Sale
Date: 27/05/2020
Property Type: Studio Apartment