

# 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 1106/43 Therry Street, Melbourne, VIC 3000

### Indicative selling price

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

Price Range

\$240,000

&

\$250,000

### Median sale price

Median price

\$470,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

04/12/2020

to

03/12/2020

Source

realestate.com

### Comparable property sales

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
3309A/8 FRANKLIN STREET, MELBOURNE VIC 3000	\$254,000	12/11/2020
118/339 SWANSTON STREET, MELBOURNE VIC 3000	\$215,000	06/09/2020
16/258 FLINDERS LANE, MELBOURNE VIC 3000	\$234,000	04/08/2020

This Statement of Information was prepared on: 14/06/2023