

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

301/151 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|---|-----------|-----------|
| 1706/483 SWANSTON STREET MELBOURNE VIC 3000 | \$520,000 | 22-Oct-24 |
| 703/68 LA TROBE STREET MELBOURNE VIC 3000 | \$560,000 | 24-Jan-25 |
| 1410/68 LA TROBE STREET MELBOURNE VIC 3000 | \$540,000 | 17-Jan-25 |

OR









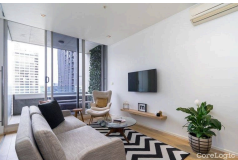



B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 March 2025

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| | | | | | |
|---|--|---------------|------------------|-----------|------------------|
|  | 1706/483 SWANSTON STREET MELBOURNE VIC 3000 | Sold Price | \$520,000 | Sold Date | 22-Oct-24 |
|  2  1  1 | Distance | 0.66km | | | |
|  | 703/68 LA TROBE STREET MELBOURNE VIC 3000 | Sold Price | \$560,000 | Sold Date | 24-Jan-25 |
|  2  1  1 | Distance | 0.99km | | | |
|  | 1410/68 LA TROBE STREET MELBOURNE VIC 3000 | Sold Price | \$540,000 | Sold Date | 17-Jan-25 |
|  2  1  1 | Distance | 0.99km | | | |

RS = Recent sale

UN = Undisclosed Sale

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