

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

1225/43 TERRY 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

\$180,000

&

\$200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

1034/43 TERRY STREET MELBOURNE VIC 3000	\$175,000	11-May-24
224/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	13-May-24
1223/43 TERRY STREET MELBOURNE VIC 3000	\$188,000	07-Feb-24

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: 26 July 2024

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**1034/43 THERRY STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$175,000** Sold Date **11-May-24**

Distance **0km**



**224/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$180,000** Sold Date **13-May-24**

Distance **1.13km**



**1223/43 THERRY STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$188,000** Sold Date **07-Feb-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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