

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

3707/27 THERRY 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

\$840,000

&

\$868,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

| | | |
|---|--------|-----------|
| 1004/133 RUSSELL STREET MELBOURNE VIC 3000 | 995000 | 24-Jul-23 |
| 2306/265-273 EXHIBITION STREET MELBOURNE VIC 3000 | 860000 | 08-Aug-23 |
| 407/408 LA TROBE STREET MELBOURNE VIC 3000 | 895000 | 11-Jul-23 |

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: 18 August 2023

Rita Lin
P 0396631127
M 0410603667
E rita@melcorp.com.au



**1004/133 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **995000**

Sold Date

24-Jul-23

Distance

0.93km



**2306/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **860000** ^{UN}

Sold Date

08-Aug-23

Distance

0.75km



**407/408 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **895000**

Sold Date

11-Jul-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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