

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

1710/25 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

\$468,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

1208/68 La Trobe Street Melbourne VIC 3000	\$503,000	11-Jul-21
407/68 La Trobe Street Melbourne VIC 3000	\$495,000	04-Aug-21
709/565 Flinders Street Melbourne VIC 3000	\$466,800	08-Sep-21

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: 27 September 2021

Team 477

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**1208/68 La Trobe Street Melbourne
VIC 3000**

Sold Price

\$503,000

Sold Date

11-Jul-21

2

1

1

Distance

0.49km



**407/68 La Trobe Street Melbourne
VIC 3000**

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

04-Aug-21

1

1

1

Distance

0.49km



**709/565 Flinders Street Melbourne
VIC 3000**

Sold Price

^{RS} **\$466,800**

Sold Date

08-Sep-21

2

2

1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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