

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

2603/27 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

\$740,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

1702/68 LA TROBE STREET MELBOURNE VIC 3000	\$745,555	31-Oct-24
2703/265 EXHIBITION STREET MELBOURNE VIC 3000	\$785,000	20-Jun-24
2904/560 LONSDALE STREET MELBOURNE VIC 3000	\$783,000	29-Jun-24

OR

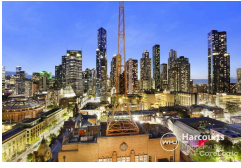
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 November 2024

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**1702/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$745,555

Sold Date

31-Oct-24

Distance

0.51km



**2703/265 EXHIBITION STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$785,000

Sold Date

20-Jun-24

Distance

0.75km



**2904/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$783,000

Sold Date

29-Jun-24

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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