

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

2204/25 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

3312/120 A'BECKETT STREET MELBOURNE VIC 3000	\$409,999	26-Jul-22
1502/228 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	08-May-22
1103/285 LA TROBE STREET MELBOURNE VIC 3000	\$422,000	03-Sep-22

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: 11 October 2022

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**3312/120 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$409,999** Sold Date **26-Jul-22**

Distance **0.26km**



**1502/228 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$400,000** Sold Date **08-May-22**

Distance **0.52km**



**1103/285 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$422,000** Sold Date **03-Sep-22**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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