

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

1504/151 BERKELEY 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

\$470,000

&

\$510,000

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

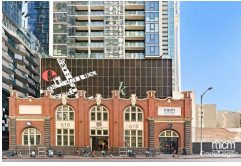
| | | |
|---|--------|-----------|
| 3612/618 LONSDALE STREET MELBOURNE VIC 3000 | 535000 | 26-Mar-24 |
| 34/131 LA TROBE STREET MELBOURNE VIC 3000 | 505000 | 24-May-24 |
| 3605/285 LA TROBE STREET MELBOURNE VIC 3000 | 590000 | 31-Mar-24 |

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: 29 July 2024

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**3612/618 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **535000** Sold Date **26-Mar-24**

Distance **1.39km**



**34/131 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **505000** Sold Date **24-May-24**

Distance **1.12km**



**3605/285 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **590000** Sold Date **31-Mar-24**

Distance **0.98km**

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

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