

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

1219/43 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

\$189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

6207/570 LYGON STREET CARLTON VIC 3053	\$190,000	21-Jun-23
47/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$195,000	24-Jun-23
5201/570 LYGON STREET CARLTON VIC 3053	\$181,000	05-Oct-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: 12 November 2023

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**6207/570 LYGON STREET
 CARLTON VIC 3053**

 1  1  1

Sold Price **\$190,000** Sold Date **21-Jun-23**

Distance **1.73km**

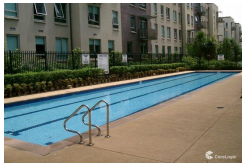


**47/131-137 LONSDALE STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$195,000** Sold Date **24-Jun-23**

Distance **0.83km**



**5201/570 LYGON STREET
 CARLTON VIC 3053**

 1  1  1

Sold Price ^{RS} **\$181,000** Sold Date **05-Oct-23**

Distance **1.72km**

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

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