

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

1401/151 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

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

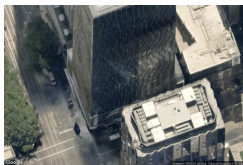
5702/462 ELIZABETH STREET MELBOURNE VIC 3000	\$575,000	07-May-24
906/483 SWANSTON STREET MELBOURNE VIC 3000	\$587,500	05-Jun-24
1309/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$578,888	15-Mar-24

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: 28 June 2024

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5702/462 ELIZABETH STREET
MELBOURNE VIC 3000

 2  1  1

Sold Price **\$575,000** Sold Date **07-May-24**

Distance **0.67km**



906/483 SWANSTON STREET
MELBOURNE VIC 3000

 2  1  1

Sold Price ^{RS} **\$587,500** Sold Date **05-Jun-24**

Distance **0.67km**



1309/442-450 ELIZABETH STREET
MELBOURNE VIC 3000

 2  1  1

Sold Price **\$578,888** Sold Date **15-Mar-24**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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