

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

2406/27 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

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

3313/350 WILLIAM STREET MELBOURNE VIC 3000	\$780,000	12-Feb-24
115/283 SPRING STREET MELBOURNE VIC 3000	\$787,500	15-Mar-24
1902/318 RUSSELL STREET MELBOURNE VIC 3000	\$785,000	22-Dec-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: 26 March 2024

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**3313/350 WILLIAM STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$780,000** Sold Date **12-Feb-24**

Distance **0.62km**



**115/283 SPRING STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$787,500** Sold Date **15-Mar-24**

Distance **0.91km**



**1902/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$785,000** Sold Date **22-Dec-23**

Distance **0.57km**

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

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