

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

301/151 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

1706/483 SWANSTON STREET MELBOURNE VIC 3000	\$520,000	22-Oct-24
703/68 LA TROBE STREET MELBOURNE VIC 3000	\$560,000	24-Jan-25
1410/68 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	17-Jan-25

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: 19 March 2025

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	1706/483 SWANSTON STREET MELBOURNE VIC 3000	Sold Price	\$520,000	Sold Date	22-Oct-24
 2  1  1	Distance	0.66km			
	703/68 LA TROBE STREET MELBOURNE VIC 3000	Sold Price	\$560,000	Sold Date	24-Jan-25
 2  1  1	Distance	0.99km			
	1410/68 LA TROBE STREET MELBOURNE VIC 3000	Sold Price	\$540,000	Sold Date	17-Jan-25
 2  1  1	Distance	0.99km			

RS = Recent sale

UN = Undisclosed Sale

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