

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

813/25 TERRY 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

\$410,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

2512/500 ELIZABETH STREET MELBOURNE VIC 3000

\$420,000

25-Sep-24

2303/483 SWANSTON STREET MELBOURNE VIC 3000

\$439,000

22-Nov-24

2410/60 A'BECKETT STREET MELBOURNE VIC 3000

\$435,000

15-Dec-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: 07 February 2025

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**2512/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$420,000** Sold Date **25-Sep-24**

Distance **0.06km**

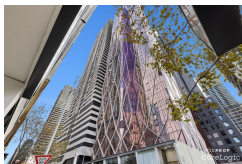


**2303/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$439,000** Sold Date **22-Nov-24**

Distance **0.11km**



**2410/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **15-Dec-24**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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