

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

4501/27 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

94 STANLEY STREET WEST MELBOURNE VIC 3003	\$870,000	05-May-23
2604/628 FLINDERS STREET DOCKLANDS VIC 3008	\$875,000	10-Feb-23
3302/628 FLINDERS STREET DOCKLANDS VIC 3008	\$885,000	13-Jan-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: 27 June 2023

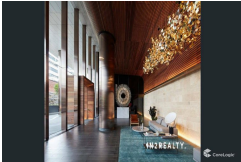


**94 STANLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$870,000** Sold Date **05-May-23**

Distance **1.07km**



**2604/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$875,000** Sold Date **10-Feb-23**

Distance **1.69km**



**3302/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$885,000** Sold Date **13-Jan-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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