

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

808/25 THERY 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

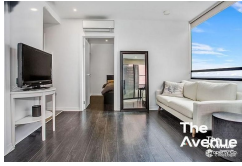
3701/80 A'BECKETT STREET MELBOURNE VIC 3000	\$415,000	17-Aug-23
2101/639 LONSDALE STREET MELBOURNE VIC 3000	\$480,000	25-Oct-23
2008/483 SWANSTON STREET MELBOURNE VIC 3000	\$490,000	16-Oct-23

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: 03 November 2023

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**3701/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$415,000** Sold Date **17-Aug-23**

Distance **0.21km**



**2101/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **25-Oct-23**

Distance **1.14km**



**2008/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **16-Oct-23**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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