

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

936/43 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

\$210,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

1111/43 THERY STREET MELBOURNE VIC 3000	\$200,000	02-Aug-23
1206/43 THERY STREET MELBOURNE VIC 3000	\$200,000	02-May-23
1111/31 A'BECKETT STREET MELBOURNE VIC 3000	\$310,000	19-Apr-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 August 2023

	1111/43 THERRY STREET MELBOURNE VIC 3000	Sold Price	^{RS} \$200,000	Sold Date	02-Aug-23
	 1  1  -			Distance	0km
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	1206/43 THERRY STREET MELBOURNE VIC 3000	Sold Price	\$200,000	Sold Date	02-May-23
	 1  1  -			Distance	0km
<hr/>					
	1111/31 A'BECKETT STREET MELBOURNE VIC 3000	Sold Price	\$310,000	Sold Date	19-Apr-23
	 1  1  -			Distance	0.24km

RS = Recent sale

UN = Undisclosed Sale

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