

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

1034/43 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

\$185,000

&

\$203,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

414/99 A'BECKETT STREET MELBOURNE VIC 3000	\$210,000	07-Feb-22
25/287-293 EXHIBITION STREET MELBOURNE VIC 3000	\$170,000	14-Jan-22
808/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$217,500	07-Nov-21

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: 04 May 2022



**414/99 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$210,000** Sold Date **07-Feb-22**

Distance **0.24km**



**25/287-293 EXHIBITION STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$170,000** Sold Date **14-Jan-22**

Distance **0.74km**



**808/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$217,500** Sold Date **07-Nov-21**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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