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	1006/25 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	$620,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Nov 2019	to	31 Oct 2020	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
1606/120 Abeckett Street Melbourne VIC 3000	$619,000	30-Jul-15
4210/120 Abeckett Street Melbourne VIC 3000	$640,000	11-Mar-20
202/4 Atkin Street North Melbourne VIC 3051	$670,000	22-Feb-20

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: 08 November 2020

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1606/120 Abeckett Street Melbourne VIC 3000

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Sold Price **$619,000** Sold Date **30-Jul-15**

Distance **0.26km**



4210/120 Abeckett Street Melbourne VIC 3000

2 2 -

Sold Price **$640,000** Sold Date **11-Mar-20**

Distance **0.26km**



202/4 Atkin Street North Melbourne VIC 3051

2 2 -

Sold Price **$670,000** Sold Date **22-Feb-20**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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