

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

or range
between

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 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	11-Mar-20
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: 03 July 2020



Ivy Huang
 P 96639977
 M 0431320778
 E ihuang@ereal.com.au



**1606/120 Abeckett Street
 Melbourne VIC 3000**

2 2 -

Sold Price **\$619,000** Sold Date **11-Mar-20**

Distance **0.29km**



**4210/120 Abeckett Street
 Melbourne VIC 3000**

2 2 -

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

Distance **0.29km**



**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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