

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

3607/27 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

2603/155 Franklin Street Melbourne VIC 3000	\$785,000	24-May-19
1010/318 Russell Street Melbourne VIC 3000	\$712,000	24-Sep-19
2301/318 Russell Street Melbourne VIC 3000	\$758,000	10-Oct-19

OR

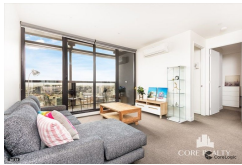
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 October 2019

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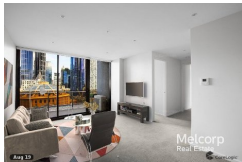


2603/155 Franklin Street Melbourne VIC 3000

2 2 -

Sold Price \$785,000 Sold Date 24-May-19

Distance **0.26km**



1010/318 Russell Street Melbourne VIC 3000

2 2 -

^{RS} **Sold Price \$712,000 Sold Date 24-Sep-19**

Distance **0.57km**



2301/318 Russell Street Melbourne VIC 3000

2 2 -

^{RS} **Sold Price \$758,000 Sold Date 10-Oct-19**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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