

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

406/95 Berkeley Street, Melbourne

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

640,000

&

650,000

Median sale price

Median price

452,800

Property type

Unit

Suburb

Docklands

Period - From

01/09/2019

to

30/04/2020

Source

REIV Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
601/95 Berkeley St, Melbourne 3000	\$680,000	12/09/2019
606/95 Berkeley St, Melbourne 3000	\$610,000	30/12/2019
6104/462 Elizabeth St, Melbourne 3000	\$630,000	13/09/2019

This Statement of Information was prepared on:

09/01/2020