

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	912/25 Therry Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$429,500

Median sale price

Median price	\$486,000	Hou	ISC	Unit	Х	Suburb	Melbourne
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

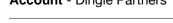
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

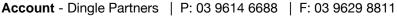
Address of comparable property

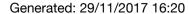
	a. coc c. copa. ac p. op o. cy		2000 01 0000
1	2705/7 Katherine PI MELBOURNE 3000	\$430,000	30/05/2017
2	915/60 Siddeley St DOCKLANDS 3008	\$428,000	09/10/2017
3	12.04/33 Batman St WEST MELBOURNE 3003	\$420,000	29/08/2017

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 six months.







Date of sale





Price







Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$429,500 **Median Unit Price** September quarter 2017: \$486,000

Comparable Properties



2705/7 Katherine PI MELBOURNE 3000 (REI)

___ 2



Price: \$430.000 Method: Private Sale Date: 30/05/2017

Rooms: 3

Property Type: Apartment

915/60 Siddeley St DOCKLANDS 3008 (REI)







Price: \$428,000 Method: Private Sale Date: 09/10/2017 Rooms: 3

Property Type: Apartment

12.04/33 Batman St WEST MELBOURNE 3003

(REI)







Price: \$420,000 Method: Private Sale Date: 29/08/2017

Rooms: 3

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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