

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 912/25 Therry Street, Melbourne Vic 3000

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 House Unit X 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	Price	Date of sale
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.



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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 Pl MELBOURNE 3000 (REI) [Agent Comments](#)

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Price: \$430,000
Method: Private Sale
Date: 30/05/2017
Rooms: 3
Property Type: Apartment



915/60 Siddeley St DOCKLANDS 3008 (REI) [Agent Comments](#)

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



12.04/33 Batman St WEST MELBOURNE 3003 (REI) [Agent Comments](#)

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Price: \$420,000
Method: Private Sale
Date: 29/08/2017
Rooms: 3
Property Type: Apartment