

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 504/95 Berkeley Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$799,500

Median sale price

Median price \$527,500

Property Type Unit

Suburb Melbourne

Period - From 01/04/2020

to 31/03/2021

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	1003/181 Exhibition St MELBOURNE 3000	\$795,000	17/03/2021
2	146/33 La Trobe St MELBOURNE 3000	\$785,000	13/03/2021
3	2813/613-639 Lonsdale St MELBOURNE 3000	\$795,000	28/02/2021

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.~~

This Statement of Information was prepared on:

01/07/2021 22:13



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$799,500

Median Unit Price

Year ending March 2021: \$527,500

Comparable Properties



1003/181 Exhibition St MELBOURNE 3000 (VG) Agent Comments



Price: \$795,000

Method: Sale

Date: 17/03/2021

Property Type: Strata Unit/Flat



146/33 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment



2813/613-639 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 28/02/2021

Property Type: Apartment