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	3/84 Grey Street, East Melbourne Vic 3002
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$638,000
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Median sale price

Median price	\$730,000	Pro	pperty Type Uni	t		Suburb	East Melbourne
Period - From	01/10/2023	to	30/09/2024	So	ource	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

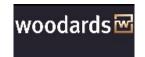
Address of comparable property		Price	Date of sale
1	8/21-23 Alexandra Av SOUTH YARRA 3141	\$590,000	23/12/2024
2	27/201 Wellington Pde.S EAST MELBOURNE 3002	\$625,000	28/11/2024
3	26A/8 Trenerry Cr ABBOTSFORD 3067	\$593,000	21/10/2024

OR

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

This Statement of Information was prepared on:	14/01/2025 15:12









Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 - \$638,000 Median Unit Price Year ending September 2024: \$730,000

Comparable Properties



8/21-23 Alexandra Av SOUTH YARRA 3141 (REI)

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Price: \$590,000 Method: Private Sale Date: 23/12/2024

Property Type: Apartment

Agent Comments



27/201 Wellington Pde.S EAST MELBOURNE 3002 (REI) Agent Comments

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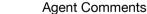
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Price: \$625,000 **Method:** Private Sale **Date:** 28/11/2024

Property Type: Apartment





26A/8 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

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Price: \$593,000 Method: Auction Sale Date: 21/10/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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