

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

1208/162 Albert Street East Melbourne VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

1207/162 Albert Street East Melbourne VIC 3002	\$640,000	17-Aug-19
609/162 Albert Street East Melbourne VIC 3002	\$700,000	03-Aug-20
401B/170 Albert Street East Melbourne VIC 3002	\$820,000	20-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 07 October 2020



**1207/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price **\$640,000** Sold Date **17-Aug-19**

Distance -



**609/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price **\$700,000** Sold Date **03-Aug-20**

Distance -



**401B/170 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price **\$820,000** Sold Date **20-Mar-20**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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