

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

10/102 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/126 Albert Street East Melbourne VIC 3002	\$652,500	05-Oct-19
3/108-114 George Street East Melbourne VIC 3002	\$820,000	27-Apr-19
6/165 Hotham Street East Melbourne VIC 3002	\$895,000	25-May-19

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: 15 October 2019



**1/126 Albert Street East Melbourne
VIC 3002**

 2  1  1

Sold Price

\$652,500

Sold Date

05-Oct-19

Distance

0.05km



**3/108-114 George Street East
Melbourne VIC 3002**

 2  1  1

Sold Price

\$820,000

Sold Date

27-Apr-19

Distance

0.51km



**6/165 Hotham Street East
Melbourne VIC 3002**

 2  1  1

Sold Price

\$895,000

Sold Date

25-May-19

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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