

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

6/8 Webb Lane 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Dec 2020

to

30 Nov 2021

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

15/102-104 Jolimont Road East Melbourne VIC 3002	\$1,000,000	11-Apr-21
LOT 46/190 Albert Street East Melbourne VIC 3002	\$1,027,000	14-Apr-21
7/102 Albert Street East Melbourne VIC 3002	\$905,000	10-Jul-21

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: 13 December 2021



**15/102-104 Jolimont Road East
Melbourne VIC 3002**

2 2 1

Sold Price **\$1,000,000** Sold Date **11-Apr-21**

Distance **0.9km**



**LOT 46/190 Albert Street East
Melbourne VIC 3002**

2 2 1

Sold Price **\$1,027,000** Sold Date **14-Apr-21**

Distance **0.98km**



**7/102 Albert Street East Melbourne
VIC 3002**

2 1 1

Sold Price ^{RS} **\$905,000** Sold Date **10-Jul-21**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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