

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

1009/162 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

1003/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$628,000	19-May-23
413/158 SMITH STREET COLLINGWOOD VIC 3066	\$612,500	30-Jun-23
106/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$620,000	04-Jul-23

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 November 2023



**1003/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$628,000** Sold Date **19-May-23**

Distance **0km**



**413/158 SMITH STREET
COLLINGWOOD VIC 3066**

1 2 1

Sold Price **\$612,500** Sold Date **30-Jun-23**

Distance **0.68km**



**106/201 POWLETT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$620,000** Sold Date **04-Jul-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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