

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

1202/162 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

1702/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$710,000	26-Feb-22
12/200 LENNOX STREET RICHMOND VIC 3121	\$705,000	08-Mar-22
506/71 ABINGER STREET RICHMOND VIC 3121	\$705,000	20-Oct-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: 30 March 2022



**1702/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

Sold Price

^{RS}

\$710,000

Sold Date

26-Feb-22



2



2



1

Distance

-



**12/200 LENNOX STREET
RICHMOND VIC 3121**

Sold Price

^{RS}

\$705,000

Sold Date

08-Mar-22



2



1



1

Distance

-



**506/71 ABINGER STREET
RICHMOND VIC 3121**

Sold Price

\$705,000

Sold Date

20-Oct-21



2



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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