

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

2/40 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

or range
between

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,999

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

6/8 WEBB LANE EAST MELBOURNE VIC 3002	\$900,000	27-Dec-21
17/322-328 ALBERT STREET EAST MELBOURNE VIC 3002	\$885,500	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: 09 March 2022

**6/8 WEBB LANE EAST
MELBOURNE VIC 3002** 2  1  1

Sold Price

\$900,000

Sold Date

27-Dec-21

Distance

-

**17/322-328 ALBERT STREET EAST
MELBOURNE VIC 3002** 2  1  1

Sold Price

\$885,500

Sold Date

20-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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