

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

20/400 VICTORIA PARADE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2021

to

31 Mar 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

LOT 61/190 ALBERT STREET EAST MELBOURNE VIC 3002	\$930,000	11-Dec-21
29/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$1,050,000	21-Mar-22
40/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$1,160,000	30-Nov-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: 27 April 2022

**LOT 61/190 ALBERT STREET EAST
MELBOURNE VIC 3002**

Sold Price

\$930,000

Sold Date

11-Dec-21

2



2



1

Distance

-

**29/400 VICTORIA PARADE EAST
MELBOURNE VIC 3002**

Sold Price

\$1,050,000

Sold Date

21-Mar-22

2



2



1

Distance

-

**40/400 VICTORIA PARADE EAST
MELBOURNE VIC 3002**

Sold Price

\$1,160,000

Sold Date

30-Nov-21

3



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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