

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

403/158 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

802/9-19 Eades Street East Melbourne VIC 3002	\$1,710,000	26-Jun-19
36/201 Wellington Parade South East Melbourne VIC 3002	\$1,475,000	06-Sep-19
36/211 Wellington Parade South East Melbourne VIC 3002	\$1,461,000	21-May-19

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: 16 October 2019



**802/9-19 Eades Street East
Melbourne VIC 3002**

 2  2  2

Sold Price

\$1,710,000

Sold Date

26-Jun-19

Distance

0.41km



**36/201 Wellington Parade South
East Melbourne VIC 3002**

 3  2  2

Sold Price

^{RS} **\$1,475,000**

Sold Date

06-Sep-19

Distance

0.94km



**36/211 Wellington Parade South
East Melbourne VIC 3002**

 3  2  2

Sold Price

\$1,461,000

Sold Date

21-May-19

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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