

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

15/98 Vale 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/62-64 Simpson Street East Melbourne VIC 3002	\$920,000	27-Mar-21
2/9-15 Palmer Street East Melbourne VIC 3002	\$829,999	07-Dec-20
11/246 Albert Street East Melbourne VIC 3002	\$715,000	23-Jan-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: 14 April 2021

**2/62-64 Simpson Street East
Melbourne VIC 3002** 2  1  1

Sold Price

^{RS}**\$920,000**

Sold Date

27-Mar-21

Distance

0.36km**2/9-15 Palmer Street East
Melbourne VIC 3002** 1  1  1

Sold Price

\$829,999

Sold Date

07-Dec-20

Distance

0.63km**11/246 Albert Street East
Melbourne VIC 3002** 1  1  -

Sold Price

\$715,000

Sold Date

23-Jan-21

Distance

1.02km**RS** = Recent sale**UN** = Undisclosed Sale

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