Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/102 Albert Street, East Melbourne Vic 3002

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$675,000		&		\$735,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	101/1 Queensberry St CARLTON 3053	\$732,000	22/01/2025
2			
3			

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 six months.

This Statement of Information was prepared on:

25/02/2025 16:24







Rooms: 2 Property Type: Apartment Agent Comments Georgina Mellick 03 9829 2905 0423 909 266 georgina.m@mre.today

Indicative Selling Price \$675,000 - \$735,000 Median Unit Price Year ending December 2024: \$760,000

Agent Comments

Comparable Properties



101/1 Queensberry St CARLTON 3053 (REI/VG)

1



Price: \$732,000 Method: Sold Before Auction Date: 22/01/2025 Property Type: Unit

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 six months.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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