

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

609/296 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

\$1,675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

282-296 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$2,100,000	14-Aug-24
280 ALBERT STREET EAST MELBOURNE VIC 3002	\$2,100,000	14-Aug-24
804/280 ALBERT STREET EAST MELBOURNE VIC 3002	\$1,900,000	28-Apr-24

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: 25 October 2024



**282-296 VICTORIA PARADE EAST
MELBOURNE VIC 3002**

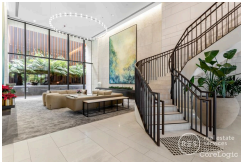
Sold Price

\$2,100,000

Sold Date **14-Aug-24**

 2  1  1

Distance **0.03km**



**280 ALBERT STREET EAST
MELBOURNE VIC 3002**

Sold Price

Sold Date **14-Aug-24**

 2  2  1

Distance **0.07km**



**804/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

Sold Price

\$1,900,000

Sold Date **28-Apr-24**

 2  2  2

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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