

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

101A/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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

1309V/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$625,000	05-May-23
106D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$635,000	19-Jun-23
401P/191 POWLETT STREET EAST MELBOURNE VIC 3002	\$635,000	-

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: 10 October 2023

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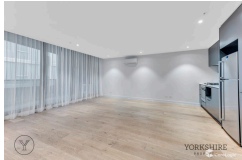
**1309V/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

Sold Price

^{RS} **\$625,000** Sold Date **05-May-23**

2 1 1

Distance -



**106D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

Sold Price

\$635,000 Sold Date **19-Jun-23**

2 2 1

Distance **0.5km**



**401P/191 POWLETT STREET EAST
MELBOURNE VIC 3002**

Sold Price

Sold Date -

2 1 1

Distance -

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

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