

# 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

506 Victoria Parade, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,525,000

### Median sale price

Median price

\$3,770,000

Property Type

House

Suburb

East Melbourne

Period - From

01/10/2021

to

30/09/2022

Source

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 six 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
1	17 Ballarat St COLLINGWOOD 3066	\$1,575,000	10/09/2022
2	26 White St CREMORNE 3121	\$1,476,000	15/07/2022
3	51 Laity St RICHMOND 3121	\$1,470,000	26/05/2022

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:

17/10/2022 09:35

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**Indicative Selling Price**

\$1,525,000

**Median House Price**

Year ending September 2022: \$3,770,000



3 2 1

**Rooms:** 3

**Property Type:** House

**Agent Comments**

## Comparable Properties



**17 Ballarat St COLLINGWOOD 3066 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** House

**Land Size:** 194 sqm approx



**26 White St CREMORNE 3121 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,476,000

**Method:** Private Sale

**Date:** 15/07/2022

**Property Type:** House

**Land Size:** 131 sqm approx



**51 Laity St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$1,470,000

**Method:** Sold Before Auction

**Date:** 26/05/2022

**Property Type:** House (Res)

**Land Size:** 126 sqm approx

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180