

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

1101/162 Albert Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$530,000

&

\$550,000

Median sale price

Median price

\$1,009,500

House

Unit

X

Suburb

East Melbourne

Period - From

01/10/2018

to

31/12/2018

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	501/486 Victoria St RICHMOND 3121	\$550,000	22/01/2019
2	6/147 Hotham St COLLINGWOOD 3066	\$537,000	23/02/2019
3	1/37 Palmerston St CARLTON 3053	\$535,000	18/02/2019

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.



2
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Rooms:**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$530,000 - \$550,000

Median Unit Price

December quarter 2018: \$1,009,500

Comparable Properties

**501/486 Victoria St RICHMOND 3121 (REI/VG)**

Agent Comments

2
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 1

Price: \$550,000**Method:** Private Sale**Date:** 22/01/2019**Rooms:** -**Property Type:** Apartment**Land Size:** 785 sqm approx**6/147 Hotham St COLLINGWOOD 3066 (REI)**

Agent Comments

2
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 1

Price: \$537,000**Method:** Sold Before Auction**Date:** 23/02/2019**Rooms:** -**Property Type:** Apartment**1/37 Palmerston St CARLTON 3053 (REI/VG)**

Agent Comments

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 1
 1

Price: \$535,000**Method:** Private Sale**Date:** 18/02/2019**Rooms:** -**Property Type:** Apartment