

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	1101/162 Albert Street, East Melbourne Vic 3002
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$550,000
	4000,000	<u>~</u>	

Median sale price

Median price	\$1,009,500	Hou	Ise	Unit	Х		Suburb	East Melbourne
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

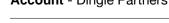
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.











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)

<u>•</u> , &

Price: \$550,000 **Method:** Private Sale **Date:** 22/01/2019

Rooms: -

___ 2

Property Type: Apartment **Land Size:** 785 sqm approx

Agent Comments

Agent Comments



6/147 Hotham St COLLINGWOOD 3066 (REI)

|---| 2 **|---|** 1 **|---|** 1

Price: \$537,000

Method: Sold Before Auction

Date: 23/02/2019

Rooms: -

Property Type: Apartment



1/37 Palmerston St CARLTON 3053 (REI/VG)

1 2 **1** 6 1

Price: \$535,000 Method: Private Sale Date: 18/02/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





Generated: 03/04/2019 16:52