

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

502/162 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

403/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$624,999	23-Mar-23
813V/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$690,000	22-Feb-23
401P/191 POWLETT STREET EAST MELBOURNE VIC 3002	\$635,000	28-Feb-23

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: 05 July 2023


**403/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

\$624,999 Sold Date **23-Mar-23**

Distance

0km
**813V/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

^{RS} **\$690,000** Sold Date **22-Feb-23**

Distance

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

2 1 1

Sold Price

^{RS} **\$635,000** Sold Date **28-Feb-23**

Distance

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

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