

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 4/116-120 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Single price \$378,000

Median sale price

Median price \$720,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2024 to 30/09/2024 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	1310/22-24 Jane Bell La MELBOURNE 3000	\$378,000	09/12/2024
2	15/1 Exhibition St MELBOURNE 3000	\$395,000	05/12/2024
3	504/23 Mackenzie St MELBOURNE 3000	\$372,000	11/09/2024

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: 07/01/2025 11:29



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$378,000

Median Unit Price
September quarter 2024: \$720,000

Comparable Properties



1310/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

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Price: \$378,000
Method: Private Sale
Date: 09/12/2024
Property Type: Apartment



15/1 Exhibition St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 05/12/2024
Property Type: Apartment



504/23 Mackenzie St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$372,000
Method: Private Sale
Date: 11/09/2024
Property Type: Unit

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



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