

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

7/8 CHARLES 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

\$1,900,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

25 HAYES LANE EAST MELBOURNE VIC 3002	\$2,000,000	27-Oct-23
502/172 LENNOX STREET RICHMOND VIC 3121	\$2,050,000	15-Nov-23
2/33 ALEXANDRA AVENUE SOUTH YARRA VIC 3141	\$1,970,000	28-Aug-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: 31 January 2024

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**25 HAYES LANE EAST
MELBOURNE VIC 3002**

3 2 2

Sold Price **\$2,000,000** Sold Date **27-Oct-23**

Distance **0.9km**



**502/172 LENNOX STREET
RICHMOND VIC 3121**

3 3 2

Sold Price **\$2,050,000** Sold Date **15-Nov-23**

Distance **1.16km**



**2/33 ALEXANDRA AVENUE SOUTH
YARRA VIC 3141**

3 2 2

Sold Price **\$1,970,000** Sold Date **28-Aug-23**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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