

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

510/162 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

\$600,000

&

\$650,000

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

604/1 RAILWAY PLACE CREMORNE VIC 3121	\$600,000	01-Dec-23
2402/60 MARKET STREET MELBOURNE VIC 3000	\$600,000	15-Dec-23
501/228 A'BECKETT STREET MELBOURNE VIC 3000	\$650,000	23-Sep-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: 17 January 2024



**604/1 RAILWAY PLACE
CREMORNE VIC 3121**

2 2 -

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **01-Dec-23**

Distance **1.97km**



**2402/60 MARKET STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **15-Dec-23**

Distance **2.34km**



**501/228 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$650,000** Sold Date **23-Sep-23**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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