

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

31/400 VICTORIA PARADE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

32/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$915,000	10-Nov-22
4/246 ALBERT STREET EAST MELBOURNE VIC 3002	\$1,200,000	17-Nov-22
3/40 WEBB LANE EAST MELBOURNE VIC 3002	\$1,155,000	10-Sep-22

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: 22 February 2023

**32/400 VICTORIA PARADE EAST
MELBOURNE VIC 3002**

2 2 1

Sold Price

\$915,000Sold Date **10-Nov-22**

Distance

0km**4/246 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price ^{RS} **\$1,200,000** ^{UN}Sold Date **17-Nov-22**

Distance

0.17km**3/40 WEBB LANE EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

\$1,155,000Sold Date **10-Sep-22**

Distance

0.98km**RS** = Recent sale**UN** = Undisclosed Sale

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