

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

201C/170 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

204/9 SMITH STREET FITZROY VIC 3065	\$550,000	07-May-23
412/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$510,000	06-Apr-23
61/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$532,000	17-Apr-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: 20 September 2023



204/9 SMITH STREET FITZROY VIC 3065 Sold Price **\$550,000** Sold Date **07-May-23**

1 1 1

Distance **0.31km**



412/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066 Sold Price **\$510,000** Sold Date **06-Apr-23**

1 1 1

Distance **0.41km**



61/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002 Sold Price ^{RS} **\$532,000** Sold Date **17-Apr-23**

1 1 1

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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