

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

613V/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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

714/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$599,999	17-Feb-24
1012/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$580,000	04-Apr-24
417/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$560,000	08-Feb-24

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: 04 June 2024

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**714/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$599,999** Sold Date **17-Feb-24**

Distance **0km**



**1012/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$580,000** Sold Date **04-Apr-24**

Distance **0km**



**417/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$560,000** Sold Date **08-Feb-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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