

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

12/1-11 GREY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|---|-----------|------------|
| 5/29 ALBERT STREET EAST MELBOURNE VIC 3002 | \$517,000 | 25-Jun-23 |
| 502/77A LITTLE OXFORD STREET COLLINGWOOD VIC 3066 | \$545,000 | -15-Aug-23 |
| 201/170 ALBERT STREET EAST MELBOURNE VIC 3002 | \$530,000 | -23-Oct-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: 14 February 2024



**5/29 ALBERT STREET EAST
MELBOURNE VIC 3002**

 1  1  -

Sold Price

\$517,000

Sold Date

25-Jun-23

Distance

0.13km



**502/77A LITTLE OXFORD STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price

\$545,000

Sold Date

-

Distance

-



**201/170 ALBERT STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price

\$530,000

Sold Date

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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