

## 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

1201V/162 ALBERT STREET EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

914/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$680,000	22-Jan-22
402/191 POWLETT STREET EAST MELBOURNE VIC 3002	\$650,000	26-Nov-21
206/158 ALBERT STREET EAST MELBOURNE VIC 3002	\$600,000	17-Dec-21

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: 18 July 2022

[illegible]

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

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