

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

11/116-120 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

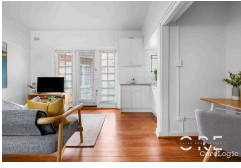
Date of sale

4/53 POWLETT STREET EAST MELBOURNE VIC 3002	\$400,000	02-Nov-23
406/166 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$415,000	20-Dec-23
103/55 ISLINGTON STREET COLLINGWOOD VIC 3066	\$475,000	09-Apr-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: 29 April 2024



**4/53 POWLETT STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **02-Nov-23**

Distance **0.52km**

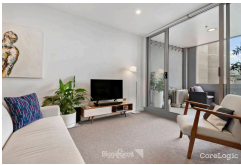


**406/166 WELLINGTON PARADE
EAST MELBOURNE VIC 3002**

1 1 -

Sold Price **\$415,000** Sold Date **20-Dec-23**

Distance **0.67km**



**103/55 ISLINGTON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$475,000** Sold Date **09-Apr-24**

Distance **0.44km**

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

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