

# 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

9/1-11 Grey 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)

Single price

\$445,000

### Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

East Melbourne

Period - From

01/01/2023

to

31/03/2023

Source

REIV

### 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 six 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
1	203/1 Dyer St RICHMOND 3121	\$460,000	09/05/2023
2	21/287 Exhibition St MELBOURNE 3000	\$455,690	09/05/2023
3	105/45 York St RICHMOND 3121	\$450,000	20/01/2023

**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 six months.~~

This Statement of Information was prepared on:

12/07/2023 10:44

Dingle Partners



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$445,000

**Median Unit Price**  
March quarter 2023: \$750,000

## Comparable Properties



**203/1 Dyer St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 09/05/2023  
**Property Type:** Apartment



**21/287 Exhibition St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$455,690  
**Method:** Private Sale  
**Date:** 09/05/2023  
**Property Type:** Apartment



**105/45 York St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 20/01/2023  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811