

## 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

607/162 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

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

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

301/32 BOSISTO STREET RICHMOND VIC 3121	\$547,000	24-Apr-24
101/183 BRIDGE ROAD RICHMOND VIC 3121	\$527,000	18-Mar-24
224/8 GARFIELD STREET RICHMOND VIC 3121	\$510,000	16-Mar-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: 11 June 2024



**301/32 BOSISTO STREET  
RICHMOND VIC 3121**

2 1 1

Sold Price **\$547,000** Sold Date **24-Apr-24**

Distance **1.33km**



**101/183 BRIDGE ROAD RICHMOND  
VIC 3121**

2 1 1

Sold Price **\$527,000** Sold Date **18-Mar-24**

Distance **1.28km**



**224/8 GARFIELD STREET  
RICHMOND VIC 3121**

2 1 1

Sold Price **\$510,000** Sold Date **16-Mar-24**

Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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