

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

407/9 Eades Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$569,500

Median sale price

Median price \$888,500

Property Type Unit

Suburb East Melbourne

Period - From 01/04/2019

to 31/03/2020

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		
2		
3		

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:

12/06/2020 12:41

407/9 Eades Street, East Melbourne Vic 3002



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Indicative Selling Price

\$569,500

Median Unit Price

Year ending March 2020: \$888,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.