

# CAINE

## Statement of Information

Single residential property located in Melbourne metropolitan area  
Section 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE  
**1401/296 Victoria Parade, East Melbourne**

INDICATIVE SELLING PRICE  
For the meaning of the price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
**Price Range \$1,700,000 - \$1,795,000**

MEDIAN SALE PRICE  
**\$750,000 Units in East Melbourne between 01 Jul 2018 - 30 Jun 2019**

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COMPARABLE PROPERTY SALES  
**The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months**

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.

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