## 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	110/33 Cliveden Close, East Melbourne Vic 3002
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$475,000 & \$500	00,000
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#### Median sale price

Median price	\$899,000	Pro	perty Type	Unit		Suburb	East Melbourne
Period - From	01/01/2025	to	31/03/2025		Sourc	ce 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

Add	dress of comparable property	Price	Date of sale
1	10/187 George St EAST MELBOURNE 3002	\$495,000	27/09/2024
2	204/33 Cliveden CI EAST MELBOURNE 3002	\$498,000	03/04/2024
3	402C/170 Albert St EAST MELBOURNE 3002	\$475,500	21/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/04/2025 16:13









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$475,000 - \$500,000 Median Unit Price March quarter 2025: \$899,000

## Comparable Properties



10/187 George St EAST MELBOURNE 3002 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 27/09/2024

Property Type: Apartment

**Agent Comments** 



204/33 Cliveden CI EAST MELBOURNE 3002 (REI/VG)

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Price: \$498,000 Method: Private Sale Date: 03/04/2024

Rooms: 2

Property Type: Apartment

Agent Comments



402C/170 Albert St EAST MELBOURNE 3002 (REI/VG)

Price: \$475,500 Method: Private Sale Date: 21/02/2024

Property Type: Apartment

Agent Comments

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





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