

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

206/158 Albert Street East Melbourne VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

302C/170 Albert Street East Melbourne VIC 3002	\$565,000	13-Oct-21
303/9-19 Eades Street East Melbourne VIC 3002	\$645,000	01-Oct-21
113K/211 Powlett Street East Melbourne VIC 3002	\$599,000	11-Jun-21

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: 08 November 2021


**302C/170 Albert Street East
Melbourne VIC 3002**

1 1 1

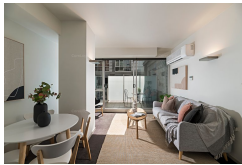
 Sold Price ^{RS} **\$565,000** ^{UN} Sold Date **13-Oct-21**

Distance -


**303/9-19 Eades Street East
Melbourne VIC 3002**

1 1 1

 Sold Price **\$645,000** Sold Date **01-Oct-21**

 Distance **0.43km**

**113K/211 Powlett Street East
Melbourne VIC 3002**

2 1 1

 Sold Price ^{RS} **\$599,000** Sold Date **11-Jun-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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