

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

321/280 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2020

to

30 Jun 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

720/280 Albert Street East Melbourne VIC 3002	\$1,550,000	11-Feb-21
809/296 Victoria Parade East Melbourne VIC 3002	\$1,250,000	19-Apr-21
41/400 Victoria Parade East Melbourne VIC 3002	\$1,270,000	10-Apr-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: 19 July 2021

**720/280 Albert Street East
Melbourne VIC 3002**

2 2 1

Sold Price **\$1,550,000** Sold Date **11-Feb-21**

Distance -

**809/296 Victoria Parade East
Melbourne VIC 3002**

2 2 1

Sold Price **\$1,250,000** Sold Date **19-Apr-21**

Distance -

**41/400 Victoria Parade East
Melbourne VIC 3002**

3 2 1

Sold Price **\$1,270,000** Sold Date **10-Apr-21**Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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