

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

5/108-114 GEORGE 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

\$800,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

10/106 VALE STREET EAST MELBOURNE VIC 3002	\$667,000	06-Aug-22
7/108-114 GEORGE STREET EAST MELBOURNE VIC 3002	\$575,000	23-May-22
8/108-114 GEORGE STREET EAST MELBOURNE VIC 3002	\$610,000	15-Jul-22

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: 12 October 2022

**10/106 VALE STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price

\$667,000Sold Date **06-Aug-22**

Distance

0.38km**7/108-114 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

\$575,000Sold Date **23-May-22**

Distance

0km**8/108-114 GEORGE STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

\$610,000Sold Date **15-Jul-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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