

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

101C/170 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

806/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$475,000	28-Mar-23
6/19-21 ALBERT STREET EAST MELBOURNE VIC 3002	-	16-Dec-22
403/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$500,000	14-Oct-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: 02 June 2023

**806/68 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

1 1 -

Sold Price

RS

\$475,000

Sold Date

28-Mar-23

Distance

0.32km**6/19-21 ALBERT STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price

RS UN

-

Sold Date

16-Dec-22

Distance

0.5km**403/201 POWLETT STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

\$500,000

Sold Date

14-Oct-22

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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