

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

305/280 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

\$1,950,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2021

to

31 Oct 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

| | | |
|---|-------------|-----------|
| 505/280 ALBERT STREET EAST MELBOURNE VIC 3002 | \$2,000,000 | 16-Jun-22 |
| 517/280 ALBERT STREET EAST MELBOURNE VIC 3002 | \$2,200,000 | 11-Nov-22 |
| 919/280 ALBERT STREET EAST MELBOURNE VIC 3002 | \$2,200,000 | 31-Aug-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: 22 November 2022

**505/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 2 2

Sold Price **\$2,000,000** Sold Date **16-Jun-22**Distance **0km****517/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 2 2

Sold Price ^{RS} **\$2,200,000** ^{UN} Sold Date **11-Nov-22**Distance **0km****919/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 2 2

Sold Price **\$2,200,000** Sold Date **31-Aug-22**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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