

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

LOT 20/190 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	\$1,050,000	&	\$1,150,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$760,000			*Unit		Suburb or locality	East Melbourne
Period - From	01 Mar 2020	to	28 Feb 2021	Source	Corelogic		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
15/190 Albert Street East Melbourne VIC 3002	\$1,175,000	14-Dec-20
LOT 56/190 Albert Street East Melbourne VIC 3002	\$975,000	27-Oct-20
79/211 Wellington Parade South	\$1,500,000	18-Dec-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.