

## 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

26/322-328 Albert Street East Melbourne VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

17/129-135 Grey Street East Melbourne VIC 3002	\$525,000	22-Sep-19
12/84 Grey Street East Melbourne VIC 3002	\$600,000	17-Oct-19

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: 01 April 2020



**17/129-135 Grey Street East  
Melbourne VIC 3002**

1 1 -

Sold Price

**\$525,000**

Sold Date

**22-Sep-19**

Distance

**0.48km**



**12/84 Grey Street East Melbourne  
VIC 3002**

1 1 -

Sold Price

**\$600,000**

Sold Date

**17-Oct-19**

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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