

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

907/162 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

502/191 Powlett Street East Melbourne VIC 3002	\$610,000	30-Nov-20
1003/166 Wellington Parade East Melbourne VIC 3002	\$585,000	27-Dec-20
505V/162 Albert Street East Melbourne VIC 3002	\$508,000	14-Dec-20

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: 16 April 2021



**502/191 Powlett Street East
Melbourne VIC 3002**

2 1 1

Sold Price

\$610,000

Sold Date **30-Nov-20**

Distance

-



**1003/166 Wellington Parade East
Melbourne VIC 3002**

2 1 1

Sold Price

\$585,000

Sold Date **27-Dec-20**

Distance

0.66km



**505V/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price

^{RS}**\$508,000**^{UN}

Sold Date **14-Dec-20**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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